

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 5-F-26-DP                      Related File Number: 5-SB-26-C  
Application Filed: 3/31/2026              Date of Revision:  
Applicant: MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

General Location: Southeast side of Strawberry Plains Pike, northeast of Wooddale Church Rd  
Other Parcel Info.:  
Tax ID Number: 73 01401                      Jurisdiction: County  
Size of Tract: 13.91 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Attached residential subdivision                      Density:  
Planning Sector: East County                      Plan Designation: SR (Suburban Residential)  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context:

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7716 STRAWBERRY PLAINS PIKE  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential), <8 DU/AC  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: 7716 Strawberry Plains Pike  
No. of Lots Proposed: 110 No. of Lots Approved: 0  
Variances Requested:  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Whitney Warner  
Staff Recomm. (Abbr.): Deny the Development Plan since it does not meet zoning condition #3.  
Staff Recomm. (Full):

Comments: DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)  
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE- PR (k) (Planned Residential) up to 8 du/ac, subject to 3 conditions. Condition #3 has not been met as noted above.

A. The property is zoned PR (Planned Residential) with a density of up to 8 du/ac. The total site contains approximately 13.91 acres. The applicant is proposing to subdivide 109 lots, yielding a density of 7.84 du/ac, which is consistent with the maximum allowed density of 8 du/ac.

B. The PR zone allows townhomes as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

C. The height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 2 stories, which is consistent with the maximum height allowed in the adjacent zone districts.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property is within the SR (Suburban Residential) place type on the Future Land Use Map. Suburban Residential areas are appropriate for primarily single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings.

B. The scale of the 2-story townhomes are consistent with the SR place type and other residential houses in the general area.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 2, ensuring that development is sensitive to existing community character. The intent of the 35-ft non-disturbance buffer is to retain mature trees around the perimeter of the forested property.

B. The East County Community Plan considers Strawberry Plains Pike a development corridor appropriate for a more intense development pattern.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville and Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

Action: Denied Meeting Date: 5/14/2026

Details of Action:

Summary of Action: Deny the Development Plan since it does not meet zoning condition #3.

Date of Approval: Date of Denial: 5/14/2026 Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**