

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 5-SB-26-C **Related File Number:** 5-F-26-DP
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: Access is via Strawberry Plains Pike, a minor arterial with 23 ft of pavement width within a right-of-way width that varies from 80-100 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Commercial, rural residential - A (Agricultural)
South: Agriculture/forestry/vacant land - A (Agricultural)
East: Agriculture/forestry/vacant land, single family residential - A (Agricultural)
West: Public/quasi-public land (church), single family residential - A (Agricultural), CA (General Business)
Proposed Use: Attached residential subdivision **Density:** 7.84 du/ac
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, with conditions) up to 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: 109 No. of Lots Approved: 0

Variances Requested: VARIANCES

1) Reduce the K value from 25 to 15 at Road C STA 2+99.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1) Reduce street frontage in PR from 25 ft to 20 ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1) Increase the centerline grade from 1% to 2% at all intersections.

2) Decrease the required right-of-way width for private streets from 50 ft to 40 ft.

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 Concept Plan since it does not meet zoning condition #3.

Staff Recomm. (Full):

Comments:

The request is for a 109-lot townhome subdivision on 13.91 acres at a density of 7.84 du/ac. In February 2026, the property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 8 du/ac, subject to the 3 conditions listed below (1-G-26-RZ). The internal streets will be private and will be 26 ft in width within 40 ft of right-of-way. All roads can accommodate on-street parking where space is available between driveways. Providing connections to adjacent properties is limited by the non-disturbance buffer requirement and private roads.

ZONING CONDITIONS

PR (Planned Residential) up to 8 du/ac, subject to 3 conditions:

1) A traffic impact study is to be completed by the applicant.

2) A 35-foot non-disturbed buffer to be preserved around the perimeter of the property, excluding the frontage.

3) One level, single-acre lot with a minimum area of one acre must be created, which shall be centrally located and accessible to the residents of the property; with a minimum of 8 native trees of the following species: bald cypress, red maple, and pin oak.

Condition #1: The applicant submitted a transportation impact letter (TIL) as required. See Exhibit B for the TIL's recommendations and conclusions. The most significant conclusion is regarding sight distance, stating, "It is assumed that the necessary sight distance to the north will be available at this location if vegetation and possibly some of the outcroppings are removed during construction. However, it will need to be verified by a land surveyor or estimated by the civil site engineer in their design to make a final determination." The civil site engineer provided sight distance certification looking to north (Exhibit C). If this proposal is approved, the sight distance must be confirmed during the design plan phase.

Condition #2. A 35 ft non-disturbance buffer is provided around the perimeter of the development, except along the Strawberry Plains Pike frontage, to preserve mature vegetation, as required.

Condition #3. The proposed park is 1-acre and 8 trees will be planted, as specified in site plan note #13, meeting these aspects of the zoning condition. While approximately half of the park is fairly flat from grading, the other half is not, with grades exceeding 15% (see Exhibit D). The park is located in the northeast portion of the site, along the Strawberry Plains Pike frontage, hidden behind lots, and accessed from the northern terminus of Road C. The park is not centrally located in the development as required.

Action: Denied

Meeting Date: 5/14/2026

Details of Action:

Summary of Action: Deny the Concept 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:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: