

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 8-F-26-DP Related File Number: 8-SG-26-C
Application Filed: 6/29/2026 Date of Revision:
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: East side of Maryville Pike, North of Bayonet Ln
Other Parcel Info.:
Tax ID Number: 135 02202, 02212, 04602 Jurisdiction: County
Size of Tract: 76.1 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: 257-unit multi-dwelling development Density:
Planning Sector: South County Plan Designation: RC (Rural Conservation), SR (Suburban Residential), SP (S
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 MARYVILLE PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 2 du/ac, PR (Planned Residential) up to 4 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:

No. of Lots Proposed:

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.): Approve the development plan for up to 255 multi-dwelling development, subject to 4 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The maximum height will be 35 ft for attached houses.
3. Implementing reforestation of graded slopes and/or reducing the grading shown on the plan to comply with the recommended land disturbance of 21.37 acres, as shown in the slope analysis for the entire property. The Knox County Department of Engineering and Public Works will review and approve the timing for the tree planting installation during the design plan phase.
4. Density in the PR (Planned Residential) up to 2 du/ac zoned area shall not exceed the allowable density.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

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

A. The property is zoned PR (Planned Residential) with a density of up to 2 du/ac, subject to 1 condition and PR (Planned Residential) with a density of up to 4 du/ac. There are 2 separate zoning boundaries on the property. Approximately 6.5 acres along the entrance road is zoned PR (k) up to 2 du/ac and the rest of the 70 acres is PR up to 4 du/ac. Only 13 units are allowed within the area zoned PR up to 2 du/ac. There is an additional condition not to disturb over the recommended disturbance budget of 2.3 acres. The applicant has proposed a built-out density of 2.3 du/ac. There are 70 acres zoned with a density of up to 4 du/ac where the applicant is proposing a built-out density of 3.5 du/ac.

B. The PR zone allows attached and detached homes 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. Staff recommends a 35-ft maximum height, 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 in the SR (Suburban Residential) place type and is within the HP (Hillside Protection) and SP (Stream Protection) areas on the Future Land Use Map. The housing mix consists of attached residential uses such as duplexes, multiplexes, and townhomes that have the scale of a single family home. This plan will have 255 units of townhomes, duplexes, and single family style homes all on one lot. Building elevations have not been provided. A typical unit detail has been provided on sheet C-1. The units are similar to single family units.

B. The grading plan remains unchanged from the previous approval. The recommended land disturbance budget is 37 percent (21.37 acres) of the HP area (see attached slope analysis). The proposed land disturbance in the HP area exceeds that recommendation by 65 percent (37.4 acres), which is 76 percent (16 acres) over the recommended disturbance area. There is a condition to reforest slopes or reduce the grading to comply with the slope analysis.

C. The SP area follows the FEMA Floodway along Knob Creek on the east side of the property. The no-fill line is halfway between the 100- and 500-year Floodplains. It is shown on the plan, and no structures are past the no-fill line.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The reforestation and/or grading reduction conditions are consistent with Policy 2.3 to provide protection for ridges views, and open spaces.

B. The development has a mix of single family, duplexes, and townhomes with a pool and clubhouse amenity. This is consistent with Implementation Policies 5, creating neighborhoods with a variety of housing types and amenities in close proximity.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote the expansion of the 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: Approved with Conditions **Meeting Date:** 8/13/2026

Details of Action:

Summary of Action: Approve the development plan for up to 255 multi-dwelling development, subject to 4 conditions.

Date of Approval: 8/13/2026 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**