

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN



**File Number:** 9-F-25-DP **Related File Number:** 9-SB-25-C  
**Application Filed:** 7/29/2025 **Date of Revision:**  
**Applicant:** MESANA INVESTMENTS, LLC

### PROPERTY INFORMATION

**General Location:** East side of Maryville Pike, west of Goff Rd, 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:** Attached and detached residential subdivision. **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 GOFF RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential), 1-4 DU/AC, A (Agricultural), <2 DU/AC, < 4 DU  
**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: Maryville Pike Subdivision  
No. of Lots Proposed: 262      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:

Staff Recomm. (Abbr.): Deny the development plan/concept plan because it is not consistent with the PR (Planned Residential) zoning district for the subject property since it exceeds the density and Hillside disturbance budget allowed in one of the PR zones.

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

A. The PR zone allows houses and attached houses as permitted uses. 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).

B. The property has dual PR (Planned Residential) zoning. 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. However, the remaining property, containing roughly 6 acres, allows up to 2 du/ac subject to one condition: Land disturbance within the HP (Hillside Protection) area shall not exceed the recommended disturbance budget of the slope analysis (2.3 acres) based on the area of development identified during the development plan review, unless approved by the Planning Commission. Here, the applicant has proposed a built-out density of 2.46 du/ac, which exceeds the maximum allowed by the zoning and exceeds the maximum disturbance within the Hillside Protection area of 2.3 acres.

C. The County code does not provide a mechanism for transferring densities between parcels or adjacent zoning districts. The PR zone with up to 2 du/ac cannot contain more than 13 dwelling units, but the plan shows 16 total dwelling units - 13 single family homes (Lots 1-8, 255-259) and 3 townhomes (Lots 254-252).

D. Building footprints for lots 251-249 span both zoning districts but are primarily located in the PR up to 4 du/ac zone.

E. The height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 2 stories.

### 2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property is designated as the SR (Suburban Residential) place type and is in the HP (Hillside Protection) area on the Future Land Use Map. Houses are considered a primary use, and attached houses are considered a secondary use in the SR place type. Attached residential structures, such as duplexes, multiplexes, and townhomes, should have a scale comparable to that of a single-family home. The attached houses are 2 stories, which meet these criteria.

B. The HP (Hillside Protection) classification is used to identify hillsides, ridges, and similar features with a slope of 15 percent or more. As mentioned previously, the proposed land disturbance exceeds the maximum recommended by the slope analysis.

### 3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 7 encourages development practices that conserve and connect natural features and habitat. The Development Guidelines and Subdivision Regulations of the HRP plan call for reducing the land disturbance in the HP area. The proposed concept plan is substantially out of compliance with the Hillside and Ridgetop Protection Plan, exceeding the land disturbance budget by 76 percent. Additionally, the guidelines recommend that structures be built into the land's natural slope to minimize cut and fill; pad grading (for example, preparation for a concrete building slab) should be avoided. Reforestation is recommended when there is extensive clearing and grading.

### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary 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.

<b>Action:</b>	Approved with Conditions	<b>Meeting Date:</b>	9/11/2025
<b>Details of Action:</b>	Approve the development plan for up to 127 single-family houses and 132 attached houses on individual lots, subject to 4 conditions. 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.		
<b>Summary of Action:</b>	Approve the development plan for up to 127 single-family houses and 132 attached houses on individual lots, subject to 4 conditions. 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.		
<b>Date of Approval:</b>	9/11/2025	<b>Date of Denial:</b>	<b>Postponements:</b>
<b>Date of Withdrawal:</b>	<b>Withdrawn prior to publication?:</b> <input type="checkbox"/> <b>Action Appealed?:</b>		

## LEGISLATIVE ACTION AND DISPOSITION

<b>Legislative Body:</b>	Knoxville-Knox County Planning Commission
<b>Date of Legislative Action:</b>	<b>Date of Legislative Action, Second Reading:</b>
<b>Ordinance Number:</b>	<b>Other Ordinance Number References:</b>
<b>Disposition of Case:</b>	<b>Disposition of Case, Second Reading:</b>
<b>If "Other":</b>	<b>If "Other":</b>
<b>Amendments:</b>	<b>Amendments:</b>
<b>Date of Legislative Appeal:</b>	<b>Effective Date of Ordinance:</b>