

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 1-D-25-DP **Related File Number:** 1-SB-25-C
Application Filed: 11/26/2024 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: South side of W. Governor John Sevier Hwy, north side of Tipton Station Rd, west side of Stout Ln, west of Winkle Ln

Other Parcel Info.:

Tax ID Number: 137 053 **Jurisdiction:** County

Size of Tract: 27.37 acres

Accessibility: Access is via W Governor John Sevier Highway, a TDOT-owned major arterial with a pavement width of 45 ft within a right-of-way of 156 ft. Access is also via Tipton Station Road, a major collector street with 21 ft of pavement width within a right-of-way of 41 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Attached and detached residential subdivision **Density:** 5.04

Planning Sector: South County **Plan Designation** TN (Traditional Neighborhood)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is located on a residential section of W Governor John Sevier Highway that features both single-family subdivisions, townhouse subdivisions, and single-family homes on large (1+ acre) lots. The property is around 0.25 miles from the Marble Springs State Historic Site.

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

Street: 1413 TIPTON STATION RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 5 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: In 2024 the property was rezoned from PR (Planned Residential) up to 3 du/ac to PR (Planned Residential) up to 5 du/ac (applicant requested 6 du/ac, case # 9-L-24-RZ). In 2020 the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (case # 3-C-20-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 1413 Tipton Station Road

No. of Lots Proposed: 138 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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the development plan for up to 137 dwelling units on individual lots, subject to 2 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance and the three zoning conditions.
2. The maximum height of the attached dwellings shall be 35 feet.

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

PR(k) (Planned Residential) up to 5 du/ac, subject to 3 conditions.

A. The PR zone allows attached and detached 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 PR zoning allows consideration of up to 5 du/ac. The proposed subdivision has a density of 4.94 du/ac.

C. The PR zone established a maximum height for detached houses, but all other uses have a maximum height established by the Planning Commission. Staff recommend a maximum height of 35 ft for the attached houses, consistent with the other residential houses in the subdivision and the general area.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The 50-ft non-disturbance buffer is provided along the Governor John Sevier Highway frontage, landscape screening along the Tipton Station Road frontage, and common area along the Stout Lane frontage, consistent with Policy 2 to ensure that development is sensitive to existing community character.

B. The development includes a mix of attached and detached houses and is located within 1.5 miles of South-Doyle High and 2.5 miles to Bonny Kate Elementary schools, consistent with Policy 5 to create neighborhoods with a variety of housing types and amenities in close proximity.

C. A road stub-out is proposed from Road 'E' to the property at the corner of Winkle Lane and Governor John Sevier Highway. This is consistent with Policy 11, to promote connectivity with new development, increase mobility, and encourage active transportation and recreation.

D. The 20-ft greenway easement along the Tipton Station Road frontage is consistent with Policy 21.3, to set aside rights-of-way or easements for future greenways as neighborhoods are planned.

3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The development is located in the TN (Traditional Neighborhood) place type on the Future Land Use Map. Traditional Neighborhood areas feature a mix of housing ranging from single-family to townhomes and small multifamily buildings. They have a walkable block pattern, a mix of housing types within the neighborhood, and neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas along major thoroughfares. These areas are

typically connected to a mixed-use center.

B. The development consists of single-family and attached residential, which are primary uses in the TN place type and intended to be the predominant focus.

C. The proposal conforms to the form attributes of the TN place type, which recommends building heights of 1-3 stories, front setbacks of 0-20 ft, and open space that includes private neighborhood open spaces.

D. The proposed stub-out on Road 'E' is to a property with the CMU (Corridor Mixed Use) and TN place types, which can potentially be a small mixed-use center. This is consistent with the intent of the place type, which is to be connected to a mixed-use center.

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 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 provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development is consistent with the growth plan.

Action: Approved with Conditions **Meeting Date:** 1/9/2025

Details of Action:

Summary of Action: Approve the development plan for up to 137 dwelling units on individual lots, subject to 2 conditions.

Date of Approval: 1/9/2025 **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:**