

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-C-24-DP      Related File Number: 11-SC-24-C  
Application Filed: 9/25/2024      Date of Revision:  
Applicant: MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

General Location: Northeast side of Cooper Meadow Ln, North of Highbank Ln  
Other Parcel Info.:  
Tax ID Number: 20 12002, 12001      Jurisdiction: County  
Size of Tract: 5.38 acres  
Accessibility: Access is via Cooper Meadows Lane, a local street with a 26' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Single-Family subdivision      Density: 3.9 du/ac  
Planning Sector: Northeast County      Plan Designation: SR (Suburban Residential)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: The area along E Emory Road is mostly small and medium-sized lots of single family detached residential houses and large agricultural tracts.

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

Street: 0 COOPER MEADOWS LN  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4 du/ac  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: The property was rezoned by the applicant from A (Agricultural) to PR (Planned Residential) up to 4 du/ac (5 du/ac requested) in 2024 (5-J-24-RZ).

## PLAN INFORMATION (where applicable)

Current Plan Category: N/A  
Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Cooper Meadows Lane  
No. of Lots Proposed: 21 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 21 single family lots and peripheral setback reduction from 35 ft to 20 ft and 15 ft as shown on the development plan, subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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 (Planned Residential) up to 4 du/ac

A. The PR zone allows single family houses 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).

B. The density on the property is 4 du/ac. The proposal is for 3.9 du/ac.

C. The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft when adjacent to residential zones. The applicant is requesting a 15 ft and 20 ft peripheral boundary along the southern property line and 15 ft reduction on the eastern property line.

2) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential), which lists single family development as a primary use and calls for lots smaller than one acre. - This development will have lots smaller than one acre and of a size that's similar to those of the adjacent single family subdivision.

3) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 11.1: Evaluate new residential subdivisions to provide vehicle and pedestrian connections to adjacent subdivisions. - The proposed development provides a vehicular connection to the adjacent PR zoned subdivision.

B. Implementation Policy 2: Ensure that development is sensitive to existing community character. - The area consists primarily of single-family homes and large agricultural tracts. This single-family development is consistent with other single family subdivisions in the area.

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. The proposed development meets the relevant standards of the Growth Policy Plan.

Action: Approved with Conditions Meeting Date: 12/12/2024

Details of Action:

Summary of Action: Approve the development plan for up to 21 single family lots and peripheral setback reduction from 35 ft to 20 ft and 15 ft as shown on the development plan, subject to 1 condition.

Date of Approval: 12/12/2024 Date of Denial: Postponements: 11/14/2024

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:**