

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



**File Number:** 11-J-24-DP                      **Related File Number:** 11-SG-24-C  
**Application Filed:** 10/2/2024              **Date of Revision:**  
**Applicant:** MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

**General Location:** South side of Asheville Hwy, north side of Strawberry Plains Pike, west side of Tribute Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 73 08003, 08008 OTHER: 062 165 (PART OF), 062 164    **Jurisdiction:** County  
**Size of Tract:** 47.15 acres  
**Accessibility:** Access is via Asheville Highway, a median-divided, 4-lane major arterial within a 155 ft right-of-way. Access is also via Strawberry Plains Pike, a minor arterial street with 26 ft of pavement width within a right-of-way of 70 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land, Rural Residential  
**Surrounding Land Use:**  
**Proposed Use:** Attached and detached residential subdivision                      **Density:** 5.2 du/ac  
**Planning Sector:** East County                      **Plan Designation:** RC (Rural Conservation), CMU (Corridor Mixed-use), SR (S)  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This property is 1.25 miles from the commercial node at Asheville Highway, Andrew Johnson Highway and Strawberry Plains Pike. There are some single family subdivisions along Strawberry Plains Pike. The area still remains fairly rural outside of these highway corridors.

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

**Street:** 0 STRAWBERRY PLAINS PIKE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 5 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 5 du/ac in 2024 (6-S-24-RZ).

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: 8014 Asheville Highway

No. of Lots Proposed: 245 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 216 dwelling units on individual lots, subject to 4 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The subdivision shall not exceed 216 residential lots (units) in the PR-zoned portion of the property based on site plan note #5 on the concept plan, which states that 43.27 acres are zoned PR. The PR-zoned acreage must be confirmed on the final plat. If the acreage is less than stated in site plan note #5, the maximum number of residential lots (units) must be reduced to conform with the maximum density of 5 du/ac.
3. The maximum height of the attached dwellings shall be 35 feet.
4. Providing a Type C landscape screen (Exhibit D) along the Asheville Highway frontage where the residential lots are located, with review and approval of the landscape plan by Planning staff during the design plan phase.

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 5 du/ac.

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 zone allows consideration of up to 5 du/ac. The proposed subdivision has a density of 4.99 du/ac based on the 43.27 acres zoned PR.

C. The PR zone establishes a maximum height for detached houses, but all other uses have a maximum height established by the Planning Commission. Staff are recommending 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 large common area (open space) on the southern portion of the property is 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 two miles of Carter Park and Carter Elementary, Carter High, and Sunnyview schools, consistent with Policy 5 to create neighborhoods with a variety of housing types and amenities in close proximity.

C. If approved as recommended, a Type C landscape screen (Exhibit D) will be provided along the Asheville Highway frontage where the residential lots are located, consistent with Policy 7 to encourage development practices that conserve and connect natural features and habitat. This is also consistent with the East Knox Community Plan, which calls for the preservation and enhancement of the area's rural character and landscape.

3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The development is located in the CMU (Corridor Mixed Use), RC (Rural Conservation), and SR (Suburban Residential) place types and has 1.07 acres within the HP (Hillside Protection) area. The HP area will remain undisturbed according to Site Plan Note #11.

B. The 22 acres on the site's southern portion are within the SR place type, which recommends single-family residential as a "primary use" and attached residential as a "secondary use." Approximately 10.5 acres will be single-family residential, and 0.8 acres will be attached residential. The remaining 10.7 acres include approximately 1 acre for stormwater facilities and 9.7 acres of open space.

C. The 25 acres on the site's northern portion consist of approximately 7 acres within the CMU place type (along the Asheville Highway frontage) and 18 acres within RC. The CMU and RC place types recommend attached houses as a "secondary use." The RC recommends single-family residential as a "primary use."

D. The RC place type recommends preserving 50 percent or more open space on a given site. There are approximately 0.25 acres of a common area in the RC area that isn't a parking lot or exclusively for stormwater facilities. However, the SR place type has approximately 9.75 acres of open space. While the open space is not in the RC area, it is on the same site, exceeds 50 percent of the RC area (9 acres), and is along Strawberry Plains Pike, which has a more rural setting. The Asheville Highway portion of the property is more appropriate for clustering residential development.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-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:** 12/12/2024

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 216 dwelling units on individual lots, subject to 4 conditions.

**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**

<b>Legislative Body:</b>	
<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>