

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



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

## PROPERTY INFORMATION

**General Location:** South side of Sevierville Pk, east of Basilfield Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 125 04001, 041, 04301      **Jurisdiction:** County  
**Size of Tract:** 11.4 acres  
**Accessibility:** Access is via Sevierville Pike, a minor collector street with 17 ft of pavement width within a right-of-way range of 46-54 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land, Multifamily Residential  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision      **Density:** 2.89 du/ac  
**Planning Sector:** South County      **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This property is approximately a mile from a large commercial node at E Governor John Sevier Highway and Chapman Highway. This section of Sevierville Pike contains mostly single family homes on large lots, with subdivisions off of side streets having lots that range in size. The abutting subdivision to the west has lots as small as 1/3 of an acre.

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

**Street:** 7803 SEVIERVILLE PIKE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 3.5 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3.5 du/ac by the County Commission in 2024 (7-V-24-RZ). The applicant had requested up to 5 du/ac and was approved for up to 4 du/ac by the Planning Commission. The applicant also previously requested PR up to 3 du/ac, but withdrew the application prior to Planning Commission action (3-E-24-RZ/3-A-24-SP).

**PLAN INFORMATION (where applicable)**

Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: 7803 Sevierville Pike

No. of Lots Proposed: 33                      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 34 houses on individual lots as shown on the development plan, subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the zoning condition the rear of the parcel with slopes of 25% or greater at approximately beyond the 970-contour line shall be left undisturbed.

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 3.5 du/ac, subject to one condition: The rear of the parcel with slopes of 25% or greater at approximately beyond the 970-contour line shall be left undisturbed.

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 3.04 du/ac. There is a condition not to disturb the steep slopes in the rear of the property beyond the 970 contour line, which has been shown on the grading plan with a limit of disturbance drawn at the 970 line.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policies, Action 7.6: Consider the Hillside and Ridgetop Protection Plan. - The recommended disturbance budget on the property is 2.2 acres. This plan proposes to disturb 1.83 acres within the Hillside Protection Area and preserve the steep slopes along the rear of the property.

B. Implementation Policy 2: Ensure that development is sensitive to existing community character.

3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential) consisting of predominantly single family subdivisions with lots smaller than one acre. - This development will have similar lot sizes to the adjacent single family subdivision.

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: 11/14/2024

Details of Action:

**Summary of Action:** Approve the development plan for up to 34 houses on individual lots as shown on the development plan, subject to 1 condition.

**Date of Approval:** 11/14/2024

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**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:**