

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 2-A-25-RZ                      **Related File Number:**  
**Application Filed:** 12/3/2024              **Date of Revision:**  
**Applicant:** MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

**General Location:** Southeast corner of the intersection of E Governor John Sevier Hwy and Nichols Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 125 00508                      **Jurisdiction:** County  
**Size of Tract:** 7.35 acres  
**Accessibility:** Access is via East Governor John Sevier Highway, a major arterial street with a 45-ft pavement width within a 123-ft right-of-way. Access is also via Nichols Road, a local street with an 18-ft pavement width within a 65-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:** up to 6 du/ac  
**Planning Sector:** South County                      **Plan Designation:** SR (Suburban Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is largely rural, with commercial development along Governor John Sevier Highway 0.15 miles to the west and single family subdivisions developing along the major corridors. This property is 0.5 miles from New Hopewell Elementary School and 1.5 miles from the large commercial development at Chapman Hwy and John Sevier Hwy.

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

**Street:** 0 E GOVERNOR JOHN SEVIER HWY  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 3 du/ac  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** No, it is not an extension.  
**History of Zoning:** In 2024, a request to rezone the property from PR up to 3 du/ac to PR up to 7 du/ac was approved by the Planning Commission, but it was later withdrawn at the Knox County Commission meeting (7-A-24-RZ). In 2005, the property was rezoned from A to PR up to 3 du/ac (4-F-05-RZ). In 2000, a request to rezone the property from A to CB was denied (2-N-00-RZ).

**PLAN INFORMATION (where applicable)**

Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

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.): Withdraw this request as requested by the applicant.

Staff Recomm. (Full):

Comments:

Action: Withdrawn

Meeting Date: 2/13/2025

Details of Action:

Summary of Action: Withdraw this request as requested by the applicant.

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 2/13/2025

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: