

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-K-25-DP                      Related File Number: 3-SI-25-C  
Application Filed: 1/28/2025              Date of Revision:  
Applicant: MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

General Location: South side of Bradley Lake Ln, southeast of Jumping Jack Ln  
Other Parcel Info.:  
Tax ID Number: 92 057 AND PART OF 053                      Jurisdiction: County  
Size of Tract: 19.9 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Attached and detached residential subdivision                      Density:  
Planning Sector: Northwest County              Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protectio  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context:

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

Street: 2921 BRADLEY LAKE LN  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 6 du/ac, A (Agricultural), I (Industrial)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: 2921 Bradley Lake Lane  
No. of Lots Proposed: 84 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 32 attached and 53 detached residential lots, and reduction of the peripheral setback from 35 ft to 25 ft along the Bradley Lake Lane frontage as shown on the development plan, subject to 4 conditions.

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance and the four zoning conditions.  
2. The maximum height of the attached dwellings shall be 35 feet.  
3. The land disturbance within the HP (Hillside Protection) area shall not exceed the proposed 12.8 acres.  
4. If the right-of-way dedication along Bradley Lake Lane is less than 25 ft from the road's centerline, as proposed on the concept plan, the peripheral setback will be increased in depth the same amount, provided, however, it shall not be required to exceed 35 ft.

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 6 du/ac, subject to four 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 zoning conditions required the developer to widen Bradley Lake Lane from the Spring Hill Farms entrance to the entrances of the proposed subdivision, submit a transportation impact study, and provide a 35-ft Type 'C' landscape buffer when adjacent to existing residential uses. With the notes on the concept plan and the recommended conditions, this proposal meets the zoning conditions.

C. The PR zoning allows consideration of up to 6 du/ac. The proposed subdivision has a density of 4.4 du/ac.

D. The PR zone established a maximum height for detached houses, but the Planning Commission establishes the maximum height for all other uses. Staff recommends a maximum height of 35 ft for the attached houses, consistent with the other residential houses in the general area.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The 19.79-acre site has approximately 17.18 acres in the HP (Hillside Protection) area. The slope analysis recommends a disturbance budget of 11.25 acres in the HP area, and this proposal disturbs approximately 12.8 acres. Staff is recommending a condition that the grading in the HP area be no more than the proposed 12.8 acres. This is consistent with Policy 7, which encourages development practices that conserve and connect natural features and habitat.

B. The proposed two-story attached residential structures with pitched roofs and landscape screening around the east, west, and south boundaries, is consistent with Policy 2, ensuring that development is sensitive to existing community character.

3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The subject property is located in the SR (Suburban Residential) and HP (Hillside Protection) place types. The SR place type recommends single-family residential as a "primary use" and attached residential as a "secondary use."

B. The recommended condition that attached houses have a maximum height of 35 ft is consistent with the SR place type recommendation that they be of the scale of a single-family home. The proposed

townhouses are two-story with pitched roofs.

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 and 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:** 3/13/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 32 attached and 53 detached residential lots, and reduction of the peripheral setback from 35 ft to 25 ft along the Bradley Lake Lane frontage as shown on the development plan, subject to 4 conditions.

**Date of Approval:** 3/13/2025 **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:**