

REZONING REPORT

▶ **FILE #:** 2-E-26-RZ

AGENDA ITEM #: 20

AGENDA DATE: 2/12/2026

▶ **APPLICANT:** MESANA INVESTMENTS, LLC
OWNER(S): Scott Davis Mesana Investments LLC

TAX ID NUMBER: 62 164, 165 (PARTIAL) [View map on KGIS](#)
JURISDICTION: County Commission District 8
STREET ADDRESS: 7920 ASHEVILLE HWY (8014 ASHEVILLE HWY)
▶ **LOCATION:** **South side of Asheville Hwy, east of Cash Rd**
▶ **APPX. SIZE OF TRACT:** **3.7 acres**
GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
ACCESSIBILITY: Access is via Asheville Highway, a median-divided, 4-lane major arterial with a right-of-way width that varies between 145-162 ft.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
FIRE DISTRICT: Rural Metro Fire
WATERSHED: Sinking Creek East

▶ **CURRENT ZONING:** **CA (General Business)**
▶ **REQUESTED ZONING:** **PR (Planned Residential)**
▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**

▶ **DENSITY PROPOSED:** **up to 5 du/ac**
EXTENSION OF ZONING: Yes, it is an extension.
HISTORY OF ZONING: In 2024, a portion of the subject property was part of a rezoning request from CA (General Business) and A (Agricultural) to PR (Planned Residential) up to 5 du/ac that was approved by the Planning Commission, but the subject property was excluded when the request was approved by County Commission (6-S-24-RZ).
SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, rural residential - A (Agricultural)
South: Agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac
East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac
West: Agriculture/forestry/vacant land - A (Agricultural)
NEIGHBORHOOD CONTEXT: This area is predominantly large, undeveloped tracts of land, with some smaller single family developments mixed in. The commercial node at Asheville Highway and Andrew Johnson Highway is 1.25 miles east of the subject property, as is Carter Elementary School. There is a grocery store nearby to the west.

STAFF RECOMMENDATION:

- ▶ **Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with adopted plans and compatible with surrounding development.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Since 2021, there have been three contiguous rezonings east of the subject property to the PR (Planned Residential) zone with densities ranging from 4.5 to 5 dwelling units per acre. This request to rezone a 3.7-acre parcel from CA (General Business) to PR up to 5 du/ac is consistent with rezoning trends in the vicinity.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR zone provides optional methods of development in response to environmental constraints on a property. It also prioritizes compatibility with adjacent zones.
2. The requested rezoning would be a minor extension of the same PR density from the east and would enable a cohesive residential development with adjoining property by the same owner. This is consistent with the intent of the PR zone.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. There are no adverse impacts anticipated to occur with the proposed rezoning to the PR zone, as it aligns with surrounding zoning and planned development. Future development on the subject property will be subject to review by the Planning Commission, which provides an opportunity for public input.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property has two place types in the Knox County Comprehensive Plan. The frontage is the CMU (Corridor Mixed Use) designation, and the rear half is the RC (Rural Conservation) designation. The intent of CMU is to provide for moderate-scale, walkable mixed-use development occurring along major corridors. These areas may incorporate office, retail, civic, residential, and community gathering spaces both vertically and horizontally and shall provide connectivity to nearby neighborhoods. The intent of RC is to conserve forested areas, ridges, wetlands, and other open space by minimizing land disturbance.
2. Rezoning from the CA zone to the PR zone reduces the mixed-use potential of the property, since the CA zone allows both residential and commercial uses, whereas the PR zone is almost exclusively residential. However, the CA zone is misaligned with the RC portion of the subject property because it can be too intensive for the conservation purpose of that place type. The PR zone is considered partially related to both place types, so this request would more closely align zoning with the Comprehensive Plan overall. It meets the criteria for a partially related zone by being compatible with adjacent zoning to the west.
3. The subject property is in the Urban Growth Boundary of the Growth Policy Plan, which is designed to encourage a reasonably compact pattern of development and offer a wide range of housing choices in coordination with infrastructure capacity. This rezoning is consistent with that growth designation.
4. The subject property is also in the East Knox Community Plan, where it is located within a Development Corridor designation. Development Corridors are considered to be appropriate areas for a more intense development pattern with regulations that encourage connectivity, mixed use, complete streets, and integrate the rural context of East Knox. The PR zone's requirement that plans be reviewed by the Planning Commission will support these principles being incorporated into future development.

ESTIMATED TRAFFIC IMPACT: 208 (average daily vehicle trips)

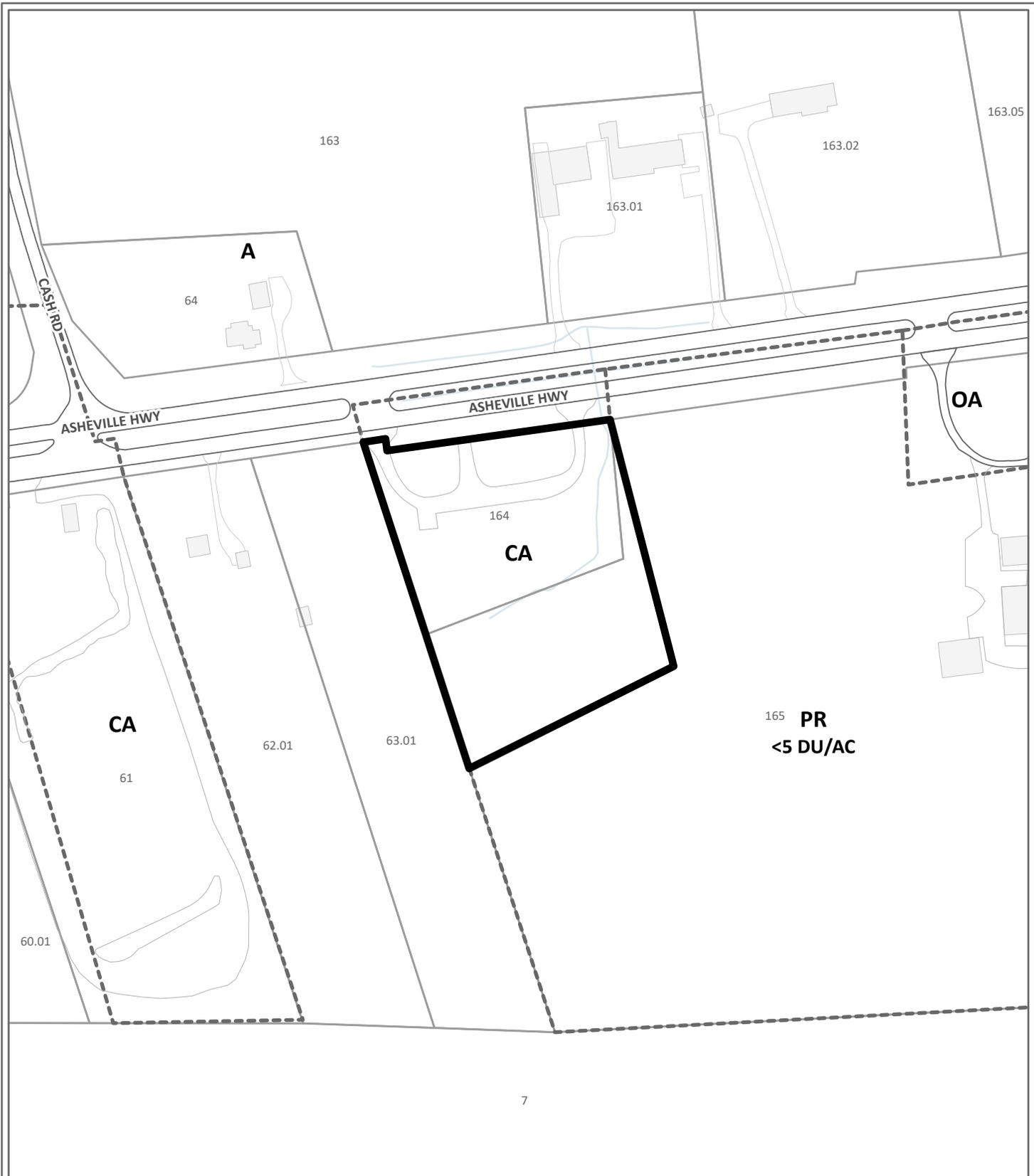
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: Carter Elementary, Carter Middle, and Carter High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 3/16/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



REZONING

2-E-26-RZ

Petitioner: Mesana Investments, LLC



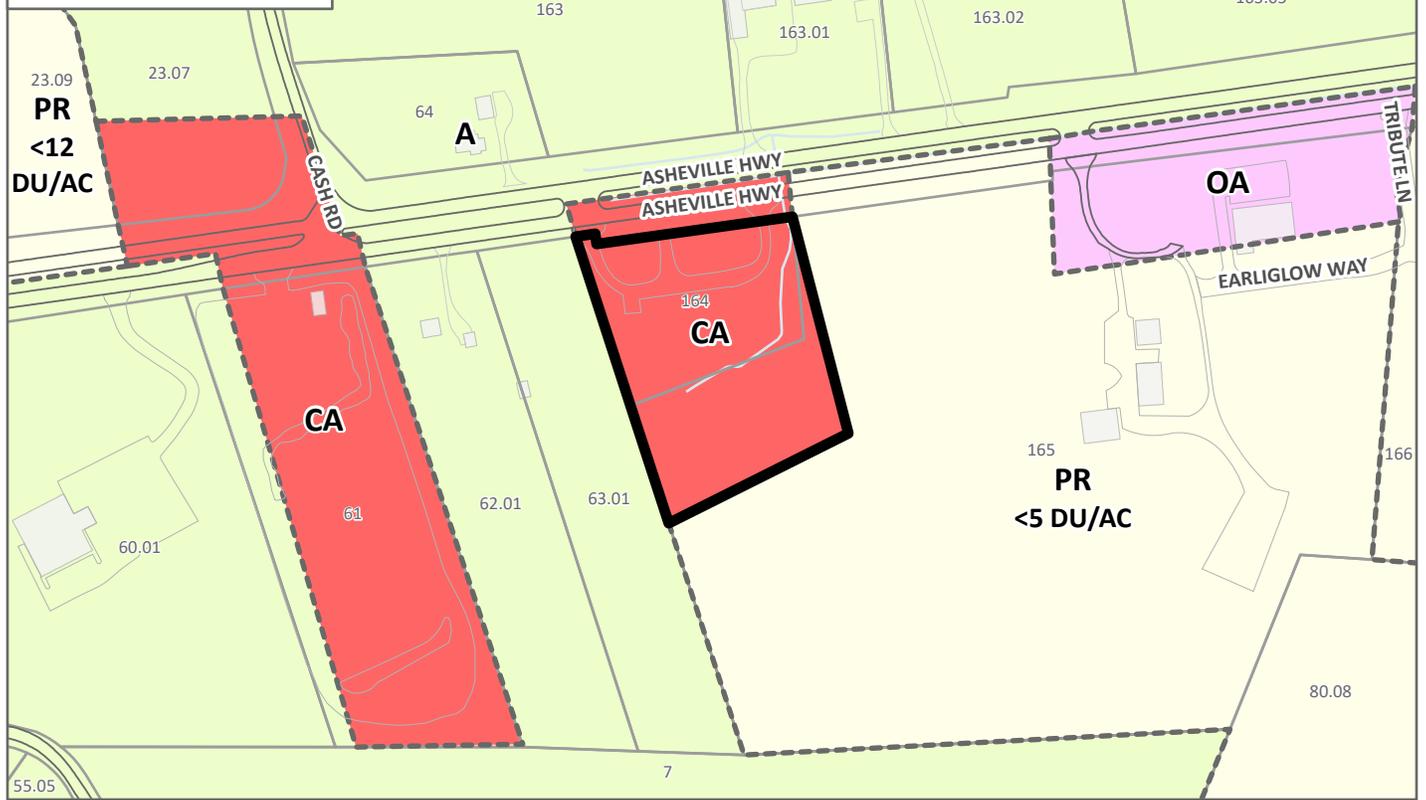
From: CA (General Business)
To: PR (Planned Residential) up to 5 du/ac

Map No: 62
Jurisdiction: County

0 210
 Feet



Zoning Map



Comprehensive Plan Map

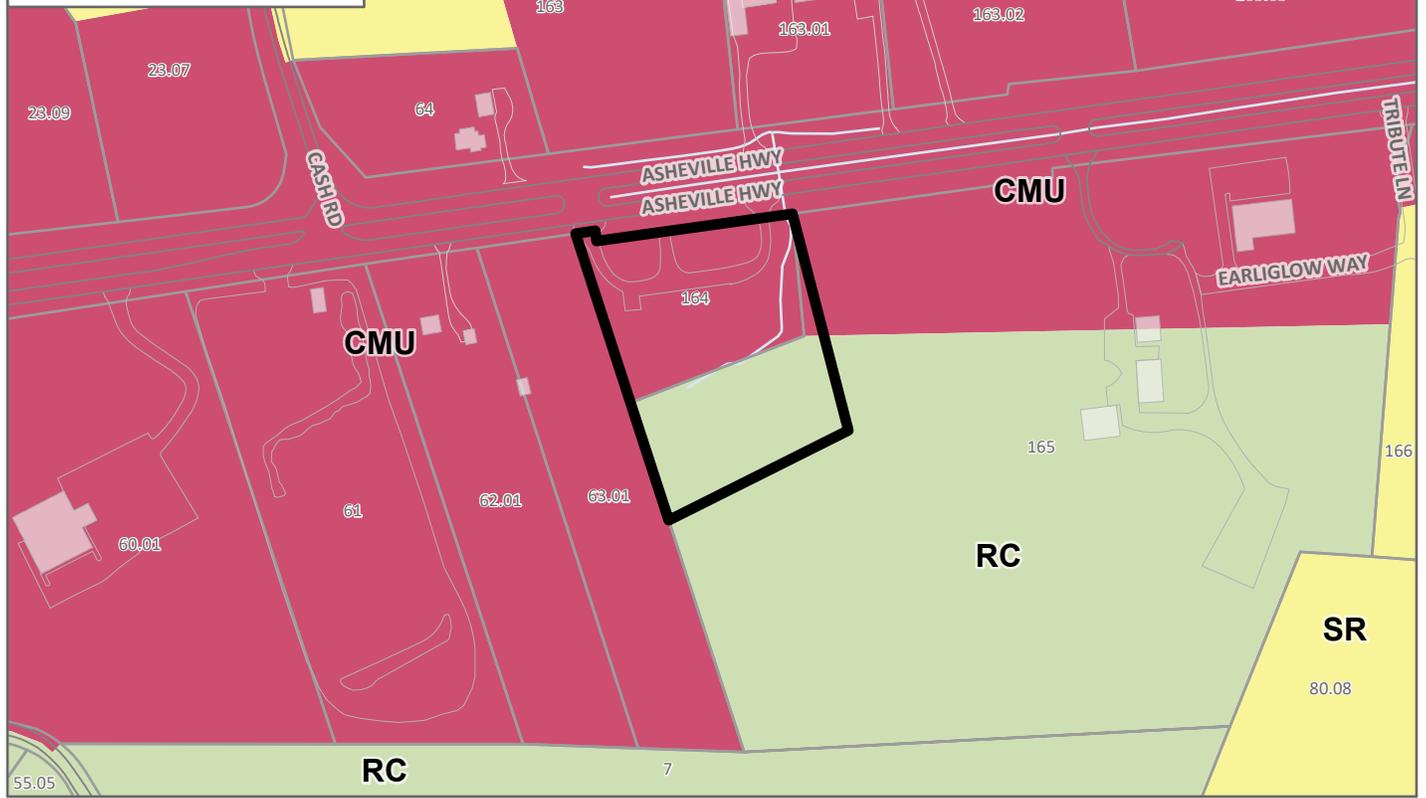
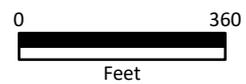


EXHIBIT A, CONTEXTUAL MAPS

2-E-26-RZ



Case boundary



Existing Land Use Map

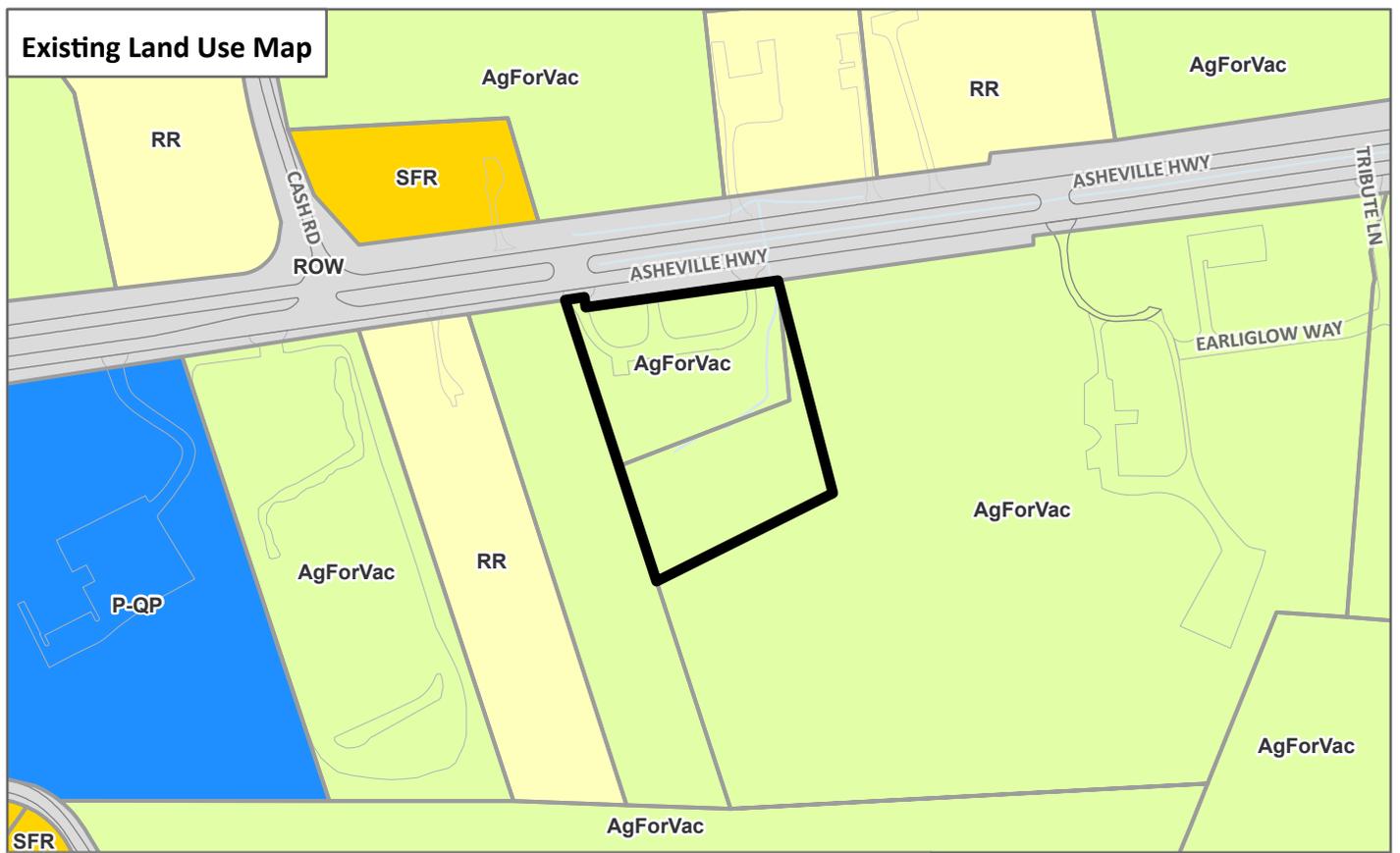


EXHIBIT A, CONTEXTUAL MAPS

2-E-26-RZ



Case boundary

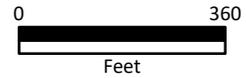


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

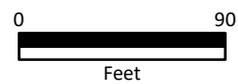
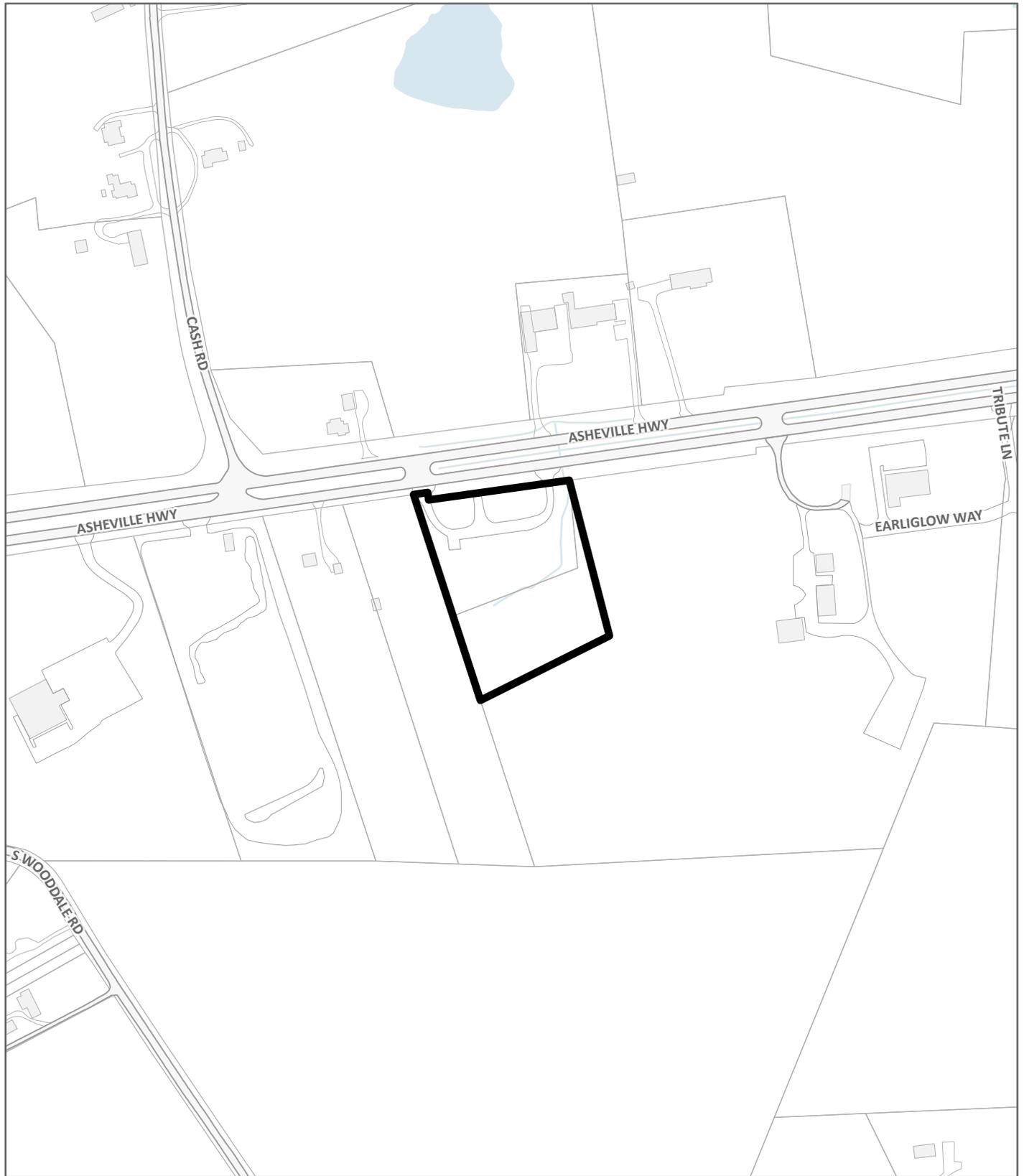


Exhibit A. Contextual Images

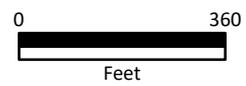


LOCATION MAP

2-E-26-RZ



Case boundary



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

01/31/2026

02/13/2026

Date to be Posted:

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Scott Davis

Applicant Name

12/23/2025

Date