

REZONING REPORT

▶ **FILE #:** 1-G-26-RZ

AGENDA ITEM #: 25

AGENDA DATE: 1/8/2026

▶ **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): Amy Elizabeth Nail

TAX ID NUMBER: 73 01401

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7716 STRAWBERRY PLAINS PIKE

▶ **LOCATION:** South side of Strawberry Plains Pk, east of Wooddale Church Rd

▶ **APPX. SIZE OF TRACT:** 13.91 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Strawberry Plains Pike, a minor arterial with a pavement width of 23 ft within a 100-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Swanpond Creek, Sinking Creek East

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **DENSITY PROPOSED:** up to 9 du/ac

EXTENSION OF ZONE: No, this would not be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, rural residential - A (Agricultural)

South: Agriculture/forestry/vacant land - A (Agricultural)

East: Agriculture/forestry/vacant land - A (Agricultural)

West: Public/quasi-public land (church), single family residential - A (Agricultural), CA (General Business)

NEIGHBORHOOD CONTEXT: This area is comprised mostly of single family residential dwellings on a range of lot sizes. There is a small commercial node west of the property at the Strawberry Plains Pike /I-40 interchange. Carter Elementary School is approximately 1.3 miles to the east.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone with up to 9 du/ac because it is consistent with the adopted plans and changing conditions in the area.**

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the early 1980s, the surrounding area has experienced a gradual transition from A (Agricultural) zoning. Rezoning to commercial, industrial, and office zones in the City and unincorporated County have been concentrated near the Strawberry Plains Pike and I-40 exit, while RA (Low-Density Residential) and PR (Planned Residential) with up to 5 du/ac rezonings have been focused further northeast along Strawberry Plains Pike.
2. There has been a significant increase in residential development in the area since 2021. The Hunters Woods 39-lot single-family subdivision and the Universal at Strawberry Plains, a 349-unit housing development featuring apartment and townhouse dwellings, are both under construction approximately 0.25 miles west of the subject property.
3. Nonresidential development has included a mix of service-oriented establishments, trucking and warehousing, lodging establishments, and medical and dental clinics. A new indoor pickleball facility was opened across the street from the subject property in November 2024.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems and establish residential areas that are characterized by a unified building and site development program.
2. The topographical map of the site (Exhibit A) shows closed contours near the east side of the property, which could indicate the presence of sinkholes unless a geotechnical survey is conducted to determine otherwise. The PR zone would be appropriate to consider here as it allows development to be clustered on more optimal sections of the property.

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

1. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.
2. The PR zone with up to 9 du/ac could yield up to 125 dwelling units, which would require a traffic impact study during the development plan phase.

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 East County Community Plan identified Strawberry Plains Pike as a roadway suitable for a more intense development pattern. The subject property's location on Strawberry Plains Pike is within the development corridor buffer identified on the East Knox County Community Plan Area Map (Exhibit B).
2. The subject property is designated as SR (Suburban Residential) on the Future Land Use Map, which allows consideration of the PR zone with up to 9 du/ac. The PR zone is partially related to the SR place type and additional criteria must be met for partially related zones. The rezoning meets the second criterion, as the allowable housing types in the PR zone with up to 9 du/ac are consistent with the secondary uses recommended in the SR place type, such as attached residential.
3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 9.1, to focus growth in areas already served by adequate infrastructure, and Implementation Policy 9.5, to avoid approving isolated developments where infrastructure is inadequate or not yet planned. The subject property's direct access to a minor arterial street and its proximity to the developing commercial node near the Strawberry Plains Pike and I-40 exit support increasing residential density at this site.
4. The East County Community Plan and SR place type encourage connectivity with new development and recommend that future development feature street and path connections to adjacent neighborhoods. Any proposed site plans will be reviewed to ensure opportunities for street connectivity are included with the proposed development.
5. The subject property is within the Urban Growth Boundary of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, and offer a wide range of housing choices. The proposed rezoning aligns with the intent of the Urban Growth Boundary.

ESTIMATED TRAFFIC IMPACT: 1166 (average daily vehicle trips)

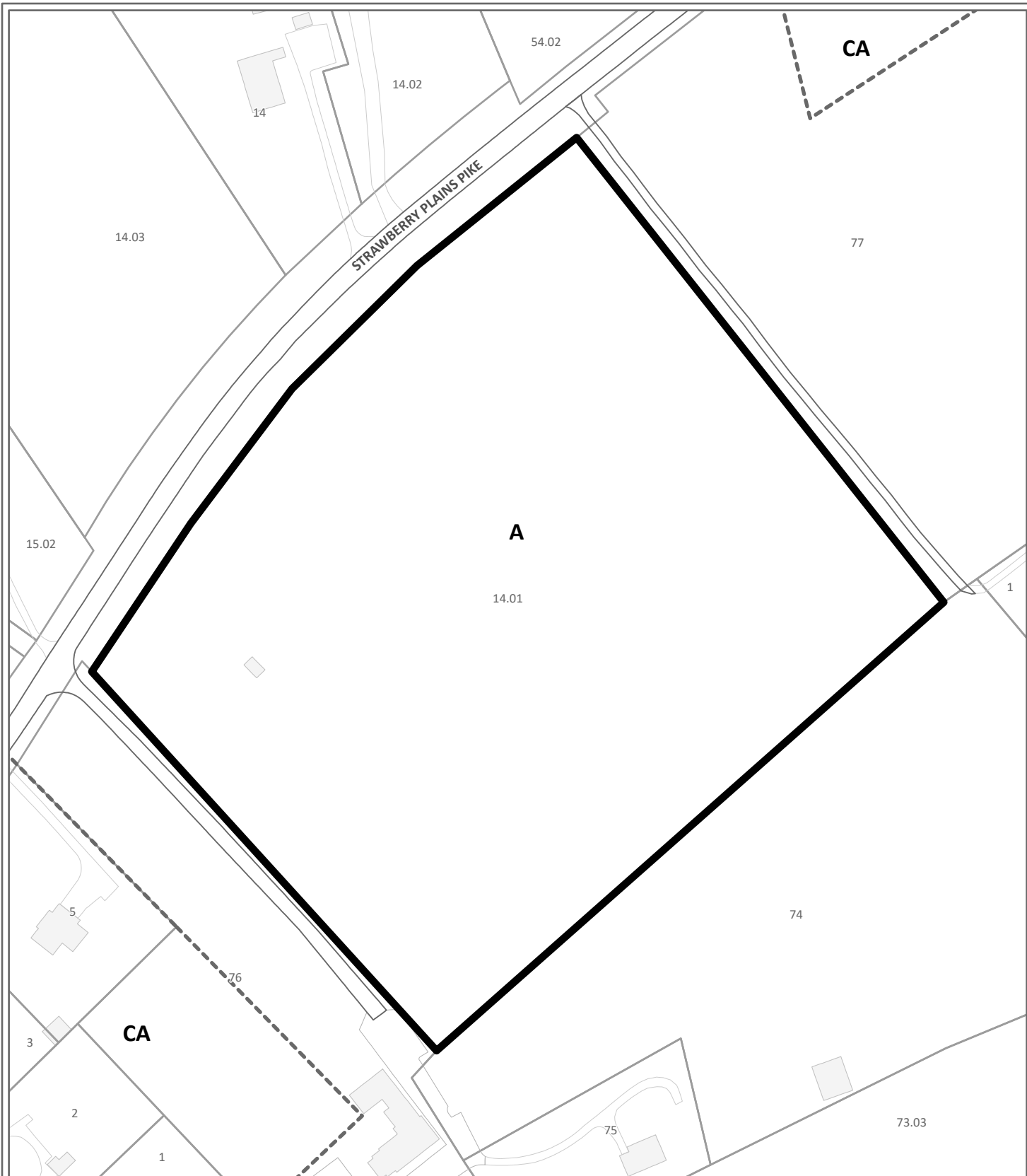
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 7 (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 2/17/2026. 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

1-G-26-RZ

Petitioner: Mesana Investments, LLC

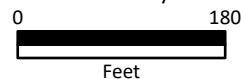


From: A (Agricultural)

To: PR (Planned Residential) up to 9 du/ac

Map No: 73

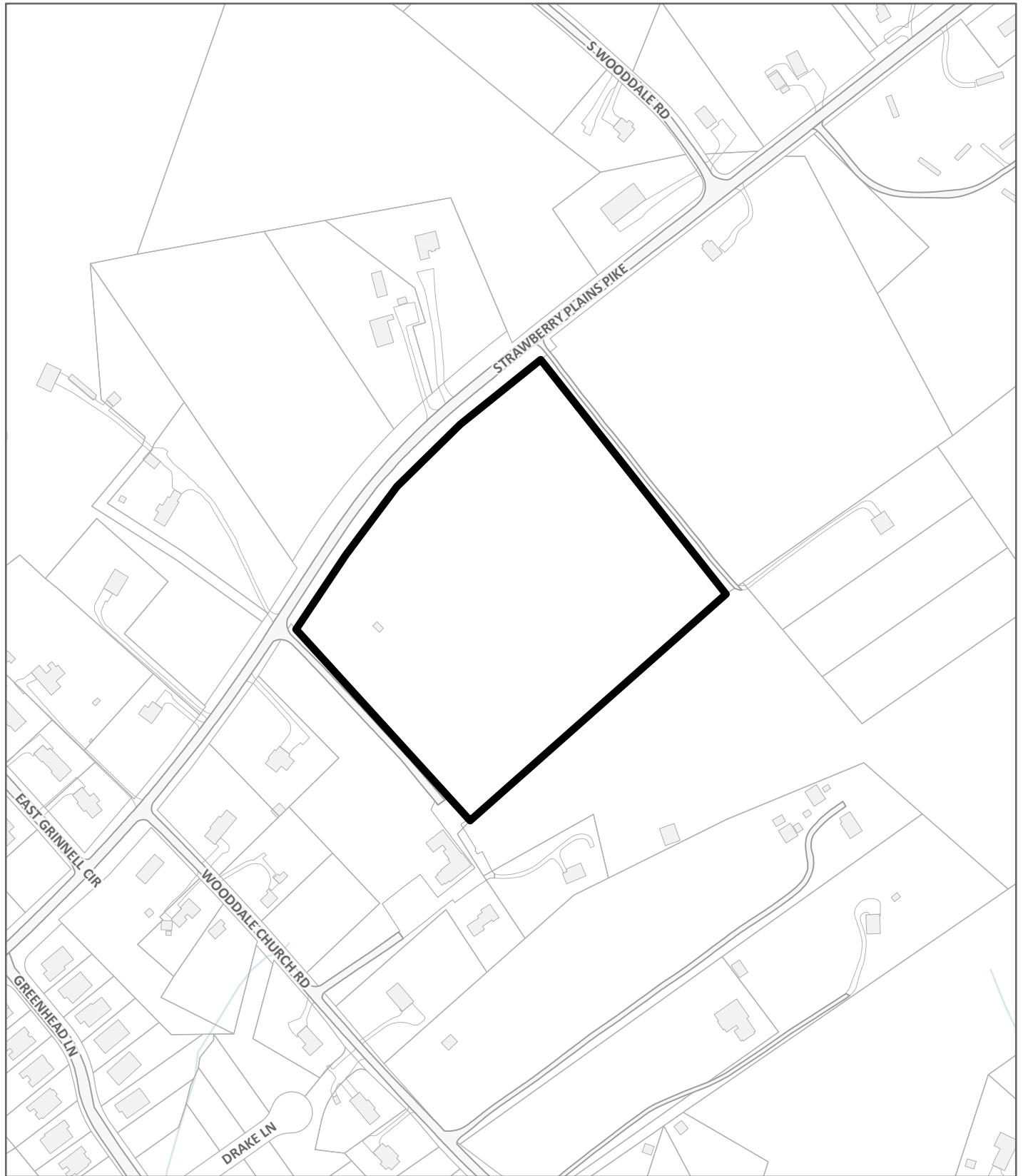
Jurisdiction: County



Original Print Date: 12/2/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



LOCATION MAP

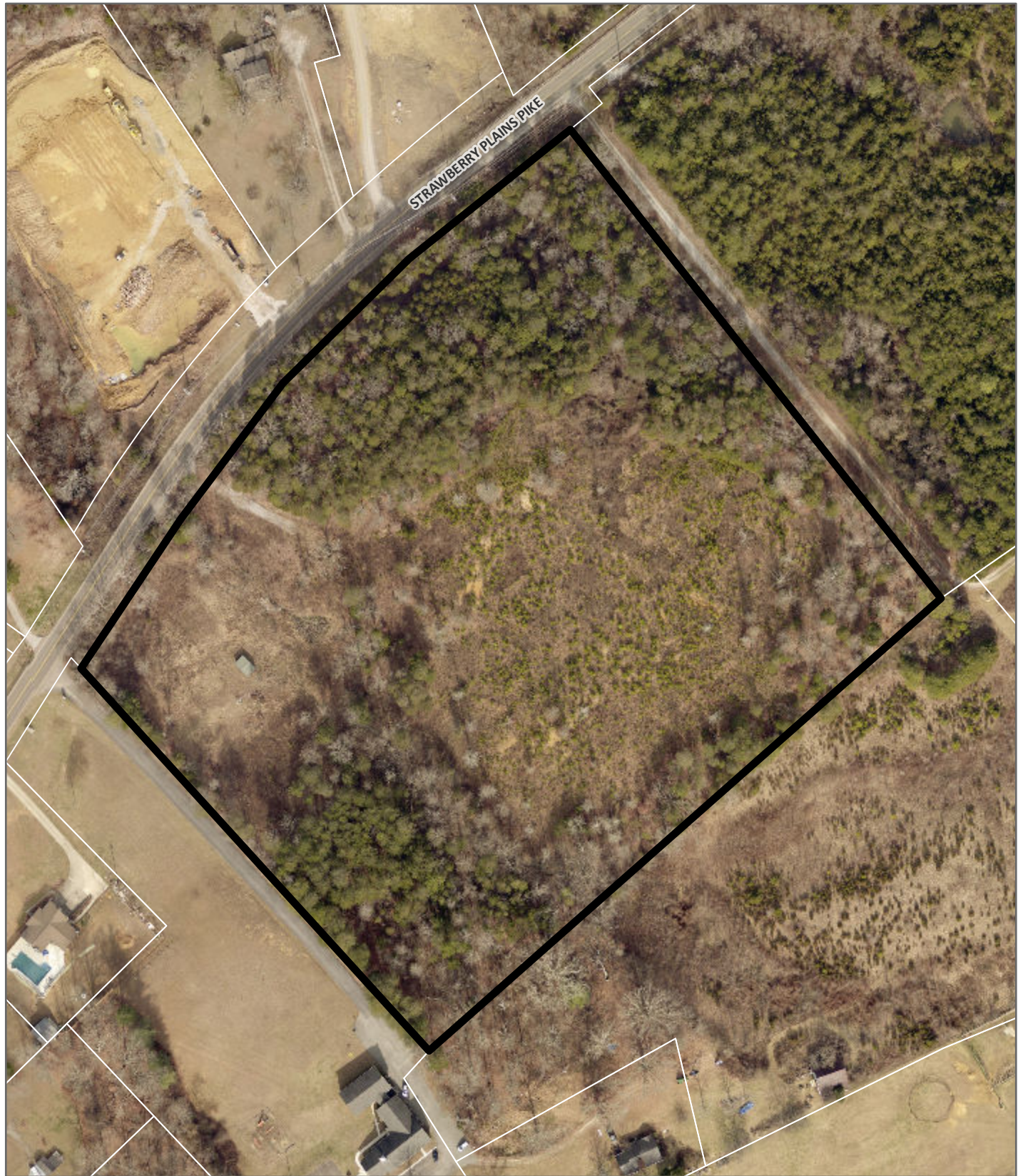
1-G-26-RZ



Case boundary



Exhibit A. Contextual Images



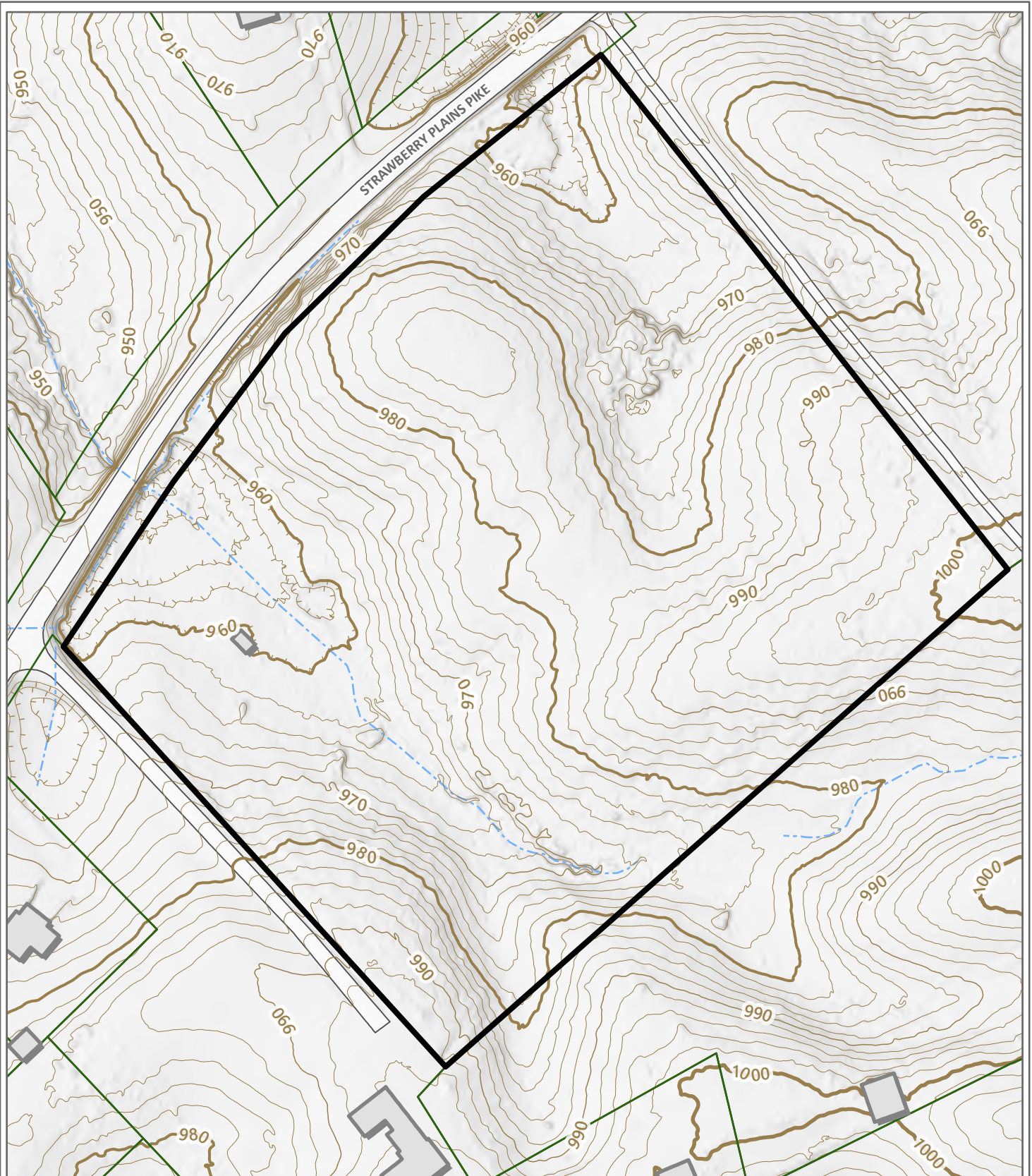
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



Contour Map

1-G-26-RZ

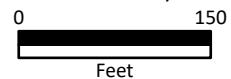
Petitioner: Mesana Investments, LLC

Contour Interval: 2 feet

 Case Boundary

Map No: 73

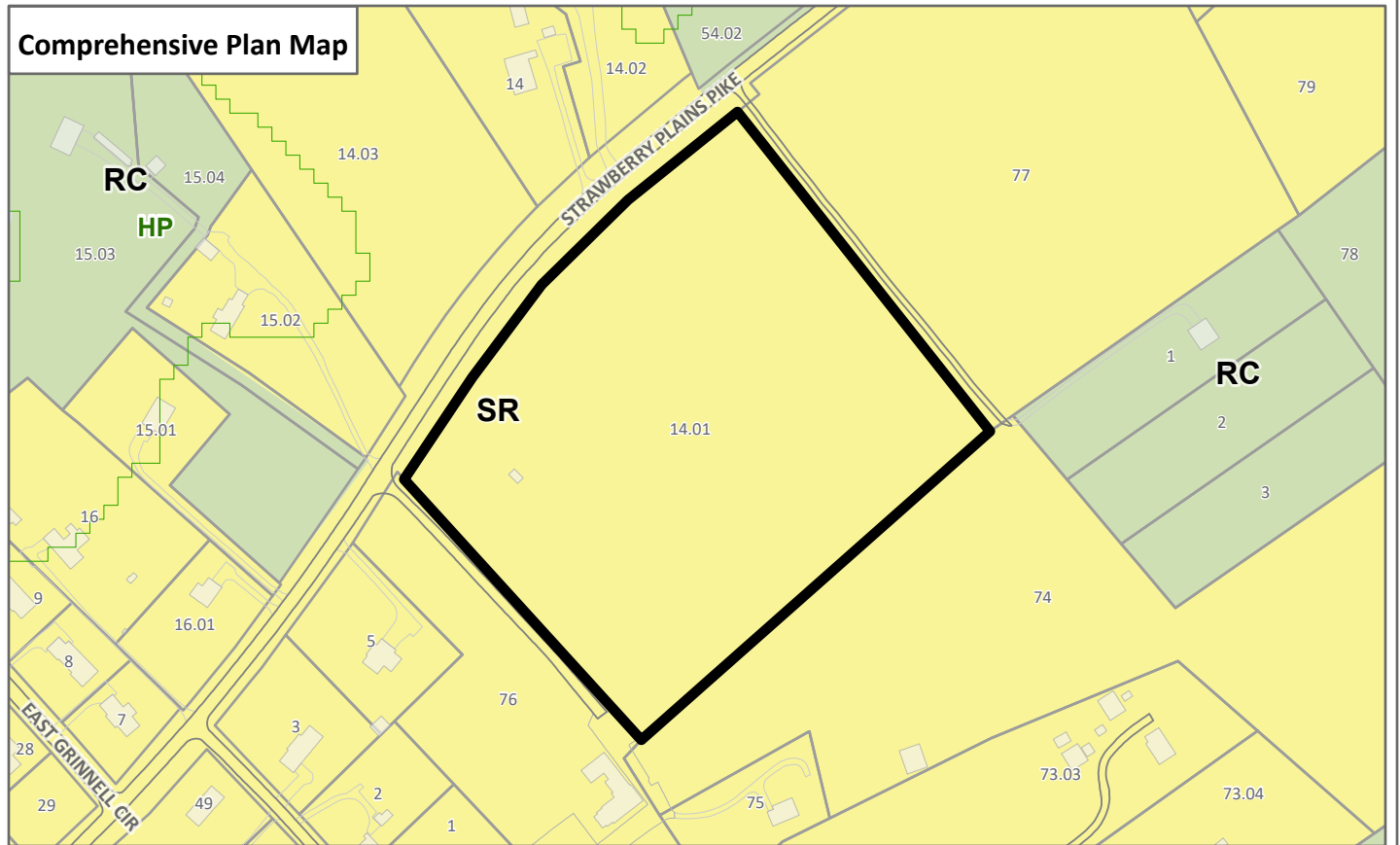
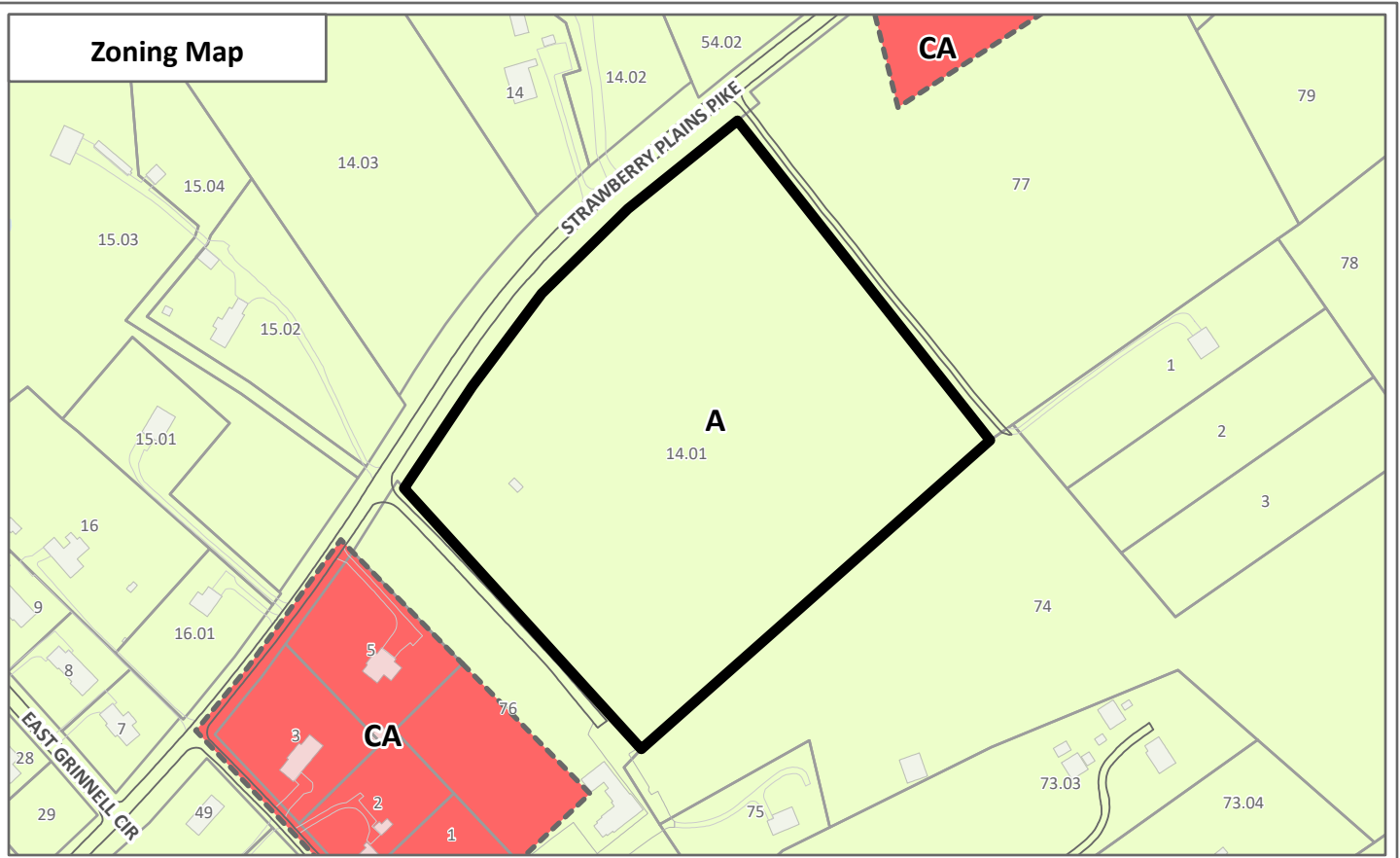
Jurisdiction: County



Original Print Date: 12/22/2025

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Exhibit A. Contextual Images



CONTEXTUAL MAPS 2

1-G-26-RZ



Case boundary

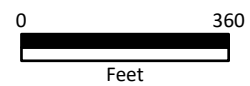


Exhibit A. Contextual Images

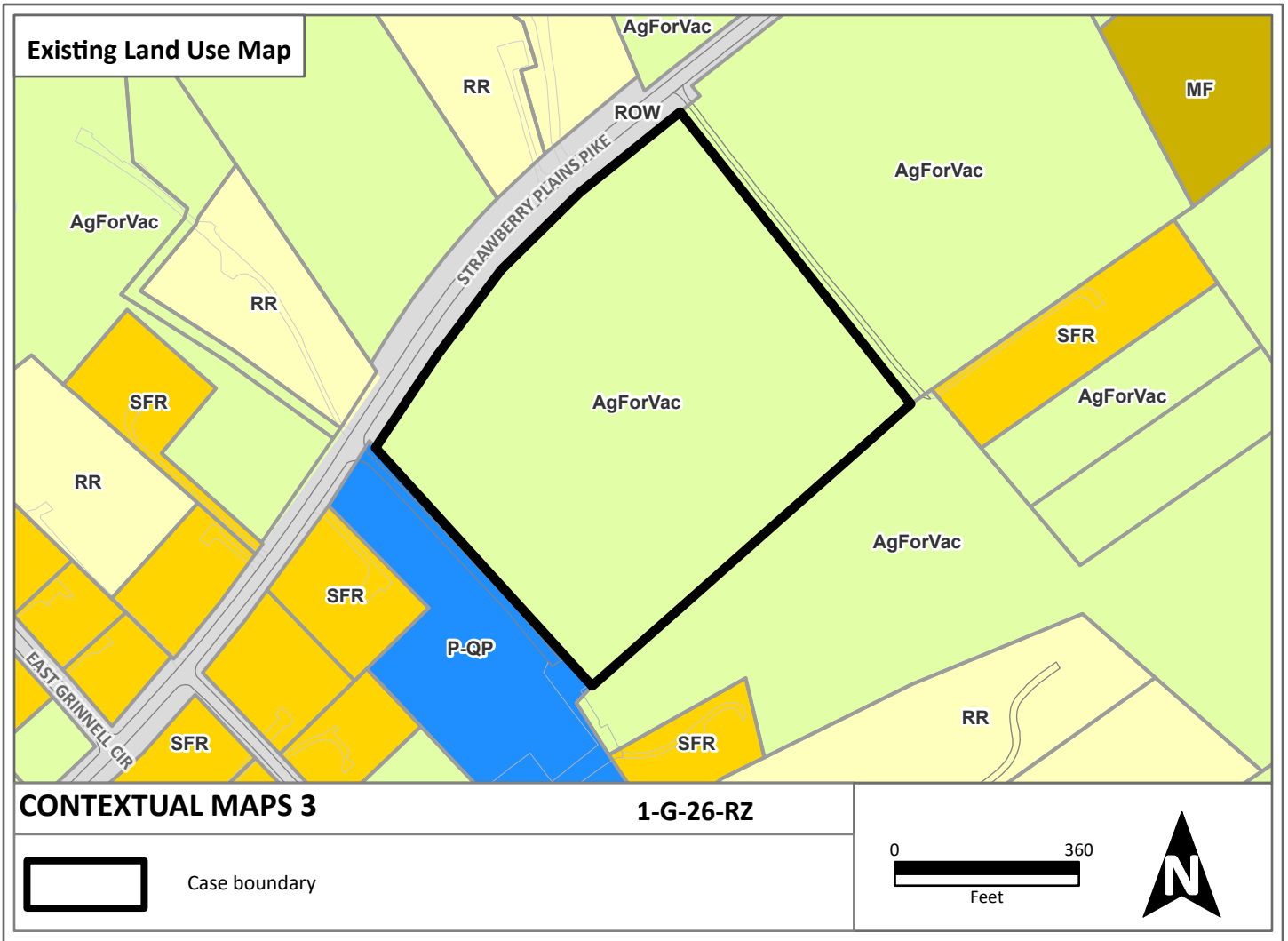
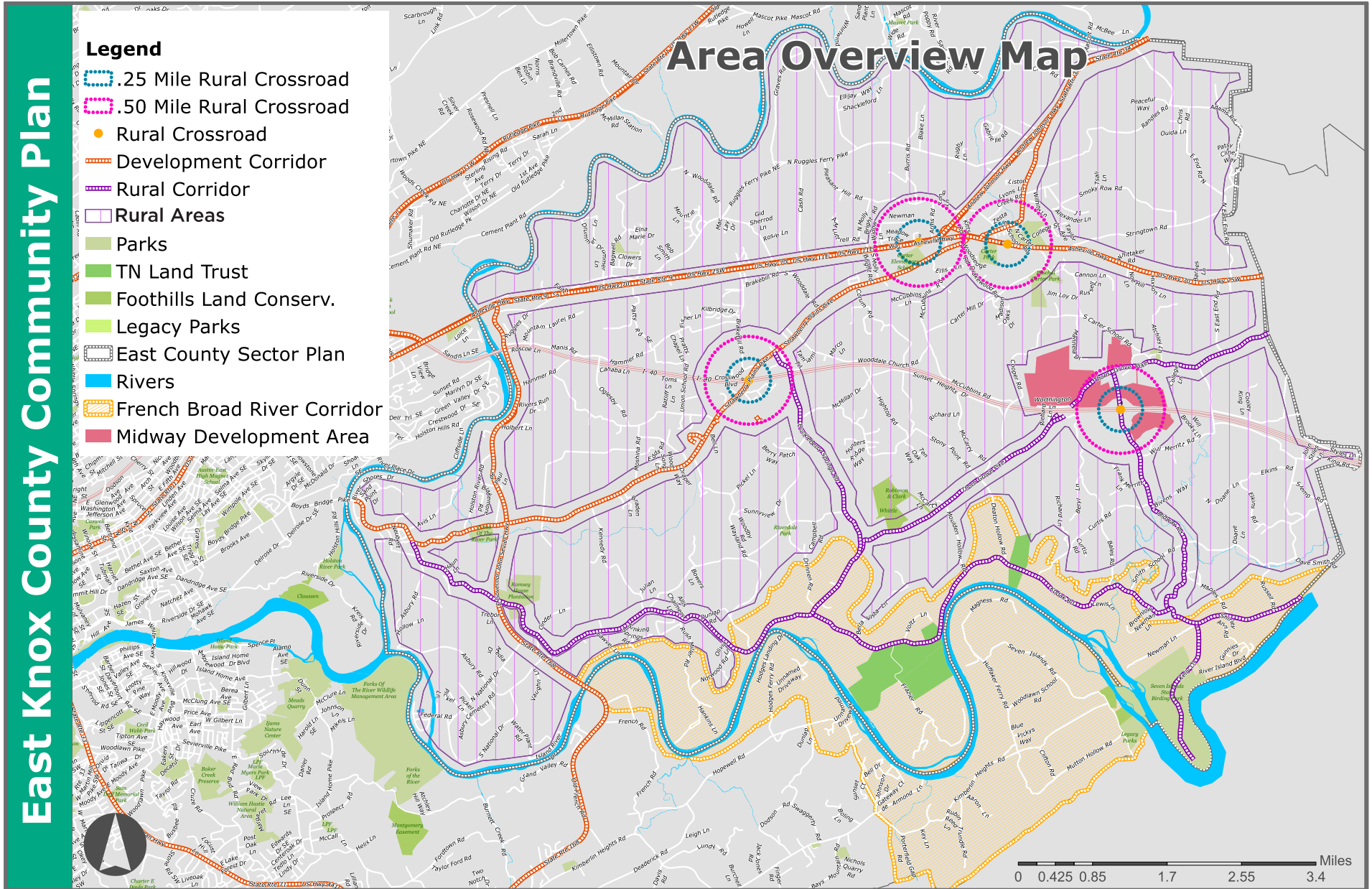


Figure 25: Area Map with Development Pattern Applied



East Knox County Community Plan

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.

12/26/2025

01/09/2026

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



Mesana Investments, LLC

Applicant Name

11/20/2025

Date