CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

Planning
KNOXVILLE | KNOX COUNTY

File Number: 7-E-26-DP **Related File Number:** 7-SE-26-C

Application Filed: 5/26/2026 **Date of Revision:**

Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Southwest side of Shipe Rd, south of Bud Hawkins Rd

Other Parcel Info.:

Tax ID Number: 40 166 **Jurisdiction:** County

Size of Tract: 34.1 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Detached residential subdivision **Density:**

Planning Sector: Northeast County **Plan Designation:** RC (Rural Conservation), HP (Hillside Ridgetop Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 4923 SHIPE RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), 1-2.5 DU/AC

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: Shipe Rd. Subdivision

No. of Lots Proposed: 86

Variances Requested:

Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Deny the development plan, which eliminates condition #5 to remove the road connection to the adjacent subdivision (5-SA-25-C/5-E-25-DP). The removal of the connection is not consistent with the Knox County Comprehensive Plan or the Knoxville-Knox County Subdivision Regulations.

Staff Recomm. (Full):

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 2.5 du/ac.
A. The PR zone allows detached 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 PR zoning allows consideration of up to 2.5 du/ac. The proposed subdivision has a density of 2.49 du/ac.

2) COMPREHENSIVE PLAN - FUTURE LAND USE MAP
A. The subject property is located in the RC (Rural Conservation) place type and HP (Hillside Protection) area. The RC place type is intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. RC recommends single-family residential in a conservation pattern as a “primary use.”
B. Single family residential subdivisions shall be clustered in a pattern that preserves 50 percent or more open space on the site. This development has designated 50 percent of the site in open space.
C. The site has 2.57 acres in the HP (Hillside Protection) area. The slope analysis recommends a disturbance budget of 1.15 acres in the HP area, and this proposal disturbs approximately .39 acres.

3) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A. Disconnecting Road ‘A’ to the previously approved (currently under construction) subdivision to the west is not consistent with Policies 11, 12, 13, and 14, which promote connectivity with new development, improve safety for all users, provide alternative transportation options, and improve network efficiency.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN
A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote 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 provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development is consistent with the growth plan.

Action: No Action **Meeting Date:** 8/13/2026

Details of Action: No action - motion failed on a tie vote.

Summary of Action: No action - motion failed on a tie vote.

Date of Approval: **Date of Denial:** **Postponements:** 7/9/26

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: