

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 5-G-26-DP                      Related File Number:  
Application Filed: 4/6/2026                      Date of Revision:  
Applicant: BLAKE MCDAVID

## PROPERTY INFORMATION

General Location: East side of N Cedar Bluff Rd, north of Cross Park Dr  
Other Parcel Info.:  
Tax ID Number: 119 02101                      Jurisdiction: County  
Size of Tract: 19415 square feet  
Accessibility: Access is via N Cedar Bluff Rd, a major arterial, with a 65 ft pavement width within a 85 ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Office  
Surrounding Land Use:  
Proposed Use: Restaurant with drive-through window                      Density:  
Planning Sector: Northwest County                      Plan Designation: CMU (Corridor Mixed-Use) County, O (Office) City  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context: This section of N Cedar Bluff Rd is in a commercial node just north of the I-40 interchange containing mostly fast food restaurants. Cedar Bluff Elementary and Catholic High School, and residential neighborhoods, are about 0.5 north of the commercial corridor.

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

Street: 330 N CEDAR BLUFF RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), C-H-2 (Highway Commercial)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

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.):

Approve the development plan for a drive-through restaurant with a walk-up window and patio, subject to 5 conditions.

Staff Recomm. (Full):

- 1) Provide a sidewalk to N Cedar Bluff Rd from the main entrance of the restaurant per the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code).
- 2) Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
- 3) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development[WW1.1][MR1.2], the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 4) Meeting all applicable requirements of the City of Knoxville and Knox County Engineering and Public Works.
- 5) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC district and the criteria for approval of a development plan.

Comments:

This proposal is for a new Small Sliders fast food drive-through facility in Cedar Bluff. The 0.45-acre site is on N Cedar Bluff Road, north of the I-40 interchange. The existing building on the property will be demolished. The proposed metal building is 935 sq ft and 22 ft, 1 inch tall. There will be no indoor dining, but there is a walk-up window and patio.

**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**

PC (Planned Commercial):

A. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers. This restaurant proposal is consistent with the intent of the PC zone.

B. A Board of Zoning Appeals variance was obtained on 3/10/2026 to reduce the peripheral boundary on the southern side of the property from 50 ft to 40 ft.

**2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP**

A. The property's place type is CMU (Corridor Mixed-Use) on the Future Land Use Map. Corridor Mixed-Use areas are appropriate 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. There is a sidewalk along N Cedar Bluff Rd, which connects to the KAT bus stop at N Cedar Bluff Road and Sherrill Boulevard, residential neighborhoods, and the proposed Knox to Oak Ridge Greenway route.

**3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES**

A. The new development is consistent with Implementation Policy 3, encourage infill and redevelopment of underutilized commercial land, and Policy 2, ensure that development is sensitive to existing community character. The new 1-story fast food restaurant is consistent with the fast food restaurants on Cedar Bluff Rd.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the 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 the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

**Action:** Approved with Conditions **Meeting Date:** 5/14/2026

**Details of Action:**

**Summary of Action:** Approve the development plan for a drive-through restaurant with a walk-up window and patio, subject to 5 conditions.

**Date of Approval:** 5/14/2026 **Date of Denial:** **Postponements:**

**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:**