

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 6-J-25-DP **Related File Number:** 6-SD-25-C
Application Filed: 4/28/2025 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: East side of Shady Ln, south side of Cunningham Rd
Other Parcel Info.:
Tax ID Number: 48 027, 02802 **Jurisdiction:** County
Size of Tract: 19.14 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: 14 attached dwellings and 43 detached dwellings **Density:**
Planning Sector: North County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgeway Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2720 CUNNINGHAM RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 3 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: N/A (Within County Limits)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 2720 Cunningham Road
No. of Lots Proposed: 57 **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 up to 43 single family homes and 14 townhomes on individual lots, subject to 3 conditions.
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County zoning ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Townhomes (multi-dwelling structures) shall not exceed 35 ft in height.

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) zone with a density up to 3 dwelling units an acre. There are 3 conditions of the rezoning. 1) No access to the development via Shady Lane, access must be via Cunningham Road; 2) a traffic study shall be required; 3) a 30-ft vegetation buffer shall be installed along Shady Lane.

A. The property is zoned PR (Planned Residential) with a density of up to 3 du/ac. The applicant is proposing to create 43 single family lots and 14 townhomes, which will bring the development density to 2.9 du/ac.

B. The PR zone allows single family houses and townhomes 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).

C. The height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 2 stories. The maximum height of all buildings will be 35 ft, which is consistent with the zoning requirements for residences in the area.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential) and is within the HP (Hillside Protection) area on the Future Land Use Map. The housing mix is predominantly single family subdivisions with lots smaller than one acre. These areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. The development plan includes single family houses and some townhomes.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This development is consistent with Implementation Policy 2, ensure that development is sensitive to existing community character. The development will be clustered east of the creek on the side next to the golf course, and the existing house and vegetation on Shady Lane will remain.

B. Implementation Policy 5, create neighborhoods with a variety of housing types and amenities in close proximity. The development includes single family homes and townhomes 1.5 miles from Maynardville Pike commercial corridor.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. 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. This development is in alignment with these goals.

Action: Approved with Conditions Meeting Date: 6/12/2025

Details of Action:

Summary of Action: Approve the development plan for up to 43 single family homes and 14 townhomes on individual lots, subject to 3 conditions.

Date of Approval: 6/12/2025 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: