

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 6-SD-25-C Related File Number: 6-J-25-DP
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: Access is via Cunningham Road, a major collector with 28 ft of pavement width within a right-of-way which varies from 62 ft to 78 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential)
South: Single family residential, rural residential, agriculture/forestry/vacant land - A (Agricultural)
East: Private recreation - OS (Open Space)
West: Agriculture/forest/vacancy - A (Agricultural)
Proposed Use: 14 attached dwellings and 43 detached dwellings Density:
Planning Sector: North County Plan Designation: SR (Suburban Residential), HP (Hillside Ridgeline 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, with conditions
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: VARIANCE
Reduce the distance between broken back curves from 150 ft to 135 ft between stations 2+97.49 & 4+32.12 (Road C).

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL

1. Reduce the pavement width from 26 ft to 24 ft (Roads B&E).
2. Reduce the horizontal curve radius from 250 ft to 200 ft between stations 4+32.12 & 6+21.52 (Road C).
3. Reduce the road frontage from 25 ft to 24 ft along Roads B & E.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Reduce the right-of-way width from 50 ft to 40 ft (Roads B & E).
2. Increase the intersection grade from 1% to 2% (Roads B, C & D).

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 variance to reduce the distance between broken back curves from 150 ft to 135 ft between stations 2+97.49 & 4+32.12 (Road C).

1. The road has been designed to avoid the steep grades on the property and the neighbor’s property.
2. The unique condition to be considered includes the proposed road following the flatter portion of the property.
3. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County Engineering and Public Works (EPW) recommends approval of this variance based on the justifications provided by the applicant.

Approve the alternative design standards based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 11 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems. An agreement between the two property owners is required for the pond to be offsite of the development.
4. 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, 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.
5. Implementing the recommendations of the 2720 Cunningham Road Subdivision Transportation Impact Letter (TIL) (Ajax Engineering, 4/2025) as required by Knox County Engineering and Public Works during the design plan phase. If the TIL is further revised, it must be submitted to Planning staff for review and approval by all applicable agencies.
6. Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval regarding a potential stream that is shown as a ditch on the plan. The required stream buffers must be provided if this is determined to be a stream.
7. Providing a sight distance easement through the horizontal curve radius less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any

driveways that cannot be located outside the sight distance easement must have a 20 ft depth outside the sight distance easement.

8. Certifying that the required sight distance is available along Cunningham Road in both directions at the Road 'A' intersection, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.

9. Adding a note to the plat, Lot 1 shall only be used for a single-family house and permitted accessory uses.

10. Meeting all applicable requirements of the Knox County zoning ordinance, including the conditions from the rezoning case 1-I-25-RZ.

11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments:

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

This proposal is for 43 new single-family lots and 14 townhomes in the PR (Planned Residential) zone with a density up to 3 dwelling units an acre. The existing single family home on Shady Ln will remain. Public and private streets are proposed. The density on this 19.15-acre property is 2.9 du/ac.

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.

There is an existing house on Shady Lane (Lot 1) that will remain, but it does not have access to the development. The development entrance is on Cunningham Road. Mature pine trees line Shady Lane, and a traffic study has been completed. The centerline of the creek is the property boundary between Lot 1 and the development. There is a 30-ft no disturb buffer on each side of the creek. With the existing trees on Shady Ln and around the creek, Planning staff believes all zoning conditions have been met.

Action:

Approved with Conditions

Meeting Date: 6/12/2025

Details of Action:

Approve the variance to reduce the distance between broken back curves from 150 ft to 135 ft between stations 2+97.49 & 4+32.12 (Road C).

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Approve the alternative design standards based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to staff's 11 conditions, with the additional condition of the creation of a 30 foot buffer from the property line on the east side.

Summary of Action:

Approve the variance to reduce the distance between broken back curves from 150 ft to 135 ft between stations 2+97.49 & 4+32.12 (Road C).

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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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: