CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number:	2-F-25-DP	Related File Number:	2-SD-25-C
Application Filed:	12/30/2024	Date of Revision:	
Applicant:	MESANA INVESTMENTS, LLC		

PROPERTY INFORMATION

	-		
General Location:	East side of Dry Gap Pike, north of Rifle Range Dr		
Other Parcel Info.:			
Tax ID Number:	57 12515	Jurisdiction:	County
Size of Tract:	2.17 acres		
Accessibility:	Access is via Dry Gap Pike, a major collector with a pavement width of 20 ft within a right-of-way which varies from 50 ft to 65 ft.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Agriculture/Forestry/Vacant Land		
Surrounding Land Use:			
Proposed Use:	7-lot attached dwelling	g subdivision	Density:
Planning Sector:	North City	Plan Designation: SR (Suburban Residential)	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This area is characterized by residential and public/quasi public land uses. The residential uses are single family dwellings on small suburban lots. The public/quasi public uses are a large church and a greenway walking path.		

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

Street:

0 DRY GAP PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

PR (Planned Residential) up to 5 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

Rezoned from CB (Business and Manufacturing) and PC (Planned Commercial) to PR (Planned Residential, up to 5 DU/AC)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 0 Dry Gap Pike

No. of Lots Proposed: 7 No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	PLANNING C	OMMISSION ACTION	AND DISPOSITION	
Planner In Charge:	Samiul Haque			
Staff Recomm. (Abbr.):	Approve the deve zone, subject to 2		subdivision of up to 6 attached dw	elling units in the PR
Staff Recomm. (Full):		licable requirements of the Kn height of the attached dwelling		
Comments:	In the exercise of	its administrative judgment, th	LE 6, SECTION 6.50.06 (APPRO) e Planning Commission shall dete irpose and intent of the zoning ord	rmine if the
	A. The PR zone a PR zone require t issued (Article 5, B. The proposed	the Planning Commission to ap Section 5.13.15). density of 2.73 du/ac is well be	tial) up to 5 du/ac: permitted use. The administrative prove the development plan befor elow the approved maximum densi nd setback requirements of the PR	e permits can be ty of 5 du/ac. The
	A. Create neighborn The proposed town by detached hous	orhoods with a variety of housi vnhouses will create a variety i ses. The area is supported by s	IMPLEMENTATION POLICIES ng types and amenities in close pr n the housing forms of this area th several amenities within a mile, su chi Hills Park, and Tommy Schum	at is characterized ch as Sterchi
	considered secon consistent with th small-scale attach B. The place type stipulates that tow the setback requi	s classified as the SR (Suburba adary uses in the SR (Suburba e intent of providing a range of ned dwellings. specifies a building height ma vnhouses have the scale of a s rement and the recommended	an Residential) place type. Attache n Residential) place type, and the lot sizes and housing size and sty ximum of 2 stories and a front set single family home. The proposed condition to limit the maximum he num height of single family houses	proposal is /les, including some back of 20-30 ft, and development meets ight of the attached
	A. The property is designation are to Knox County eco and private secto	o encourage a reasonably com nomy, offer a wide range of ho rs, particularly with regard to p acilities and services. The prop	GROWTH POLICY PLAN bundary. The purposes of the Plan pact pattern of development, prom using choices, and coordinate the rovision of adequate roads, utilities bosed development meets the rele	note expansion of the action of the public s, schools, drainage
Action:	Approved with Co	onditions	Meeting Date:	2/13/2025
Details of Action:				
Summary of Action:	Approve the deve zone, subject to 2		subdivision of up to 6 attached dw	elling units in the PR
Date of Approval:	2/13/2025	Date of Denial:	Postponements:	

LEGISLATIVE ACTION AND DISPOSITION		
Legislative Body: Kno	xville-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:	