

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 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:

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Withdrawn prior to publication?: Action Appealed?: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: