

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-J-24-DP                      Related File Number: 6-SF-24-C  
Application Filed: 4/30/2024              Date of Revision:  
Applicant: MESANA INVESTMENTS

## PROPERTY INFORMATION

**General Location:** Northern termini of Neals Landing Rd and Vista View Ln, east of Limelight Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 61 PART OF 070.01                      **Jurisdiction:** County  
**Size of Tract:** 9.33 acres  
**Accessibility:** Access is via Vista View Lane, a local street with a pavement width of 25-ft within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:**  
**Planning Sector:**                      **Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** The area surrounding the property is in a transitional phase from undeveloped agricultural land to residential.

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

**Street:** 241 NEALS LANDING RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** In 1997 the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 6du/ac (10-N-97-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Neals Landing  
**No. of Lots Proposed:** 41      **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:** Mike Reynolds

**Staff Recomm. (Abbr.):** Approve the development plan for a residential subdivision with up to 41 detached dwellings and reduction of the peripheral setback from 35 ft to 25 ft, subject to 1 condition.

**Staff Recomm. (Full):** 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR district 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 (Planned Residential) up to 6 du/ac.

A) The PR zone allows detached houses 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 (Article 5, Section 5.13.15).

B) The proposed density is 5.85 du/ac.

C) The applicant is requesting a peripheral setback reduction to 25 ft, which is consistent with the previous approval for the subdivision.

D) The zoning ordinance requires a 50 ft separation for driveways at the intersection of two local streets. During the design plan phase, the corner lots will be evaluated to confirm compliance with this standard.

**2) COMPREHENSIVE PLAN – SR (SUBURBAN RESIDENTIAL) PLACE TYPE**

A) Single family (detached) residential subdivisions are considered a primary use in the SR (Suburban Residential) place type, and the proposal is consistent with the intent of providing a range of lot sizes, is located within bikeable proximity to neighborhood commercial areas, makes street connections, and is accessed from an arterial street.

C) The proposal conforms with the form attributes of the SR place type, which recommends building heights of 1-2 stories, front setbacks of 20-30 ft, and limiting new dead-end streets.

**3) COMPREHENSIVE PLAN – POLICIES**

A) The subdivision connects the existing Vista View Lane stub-out, and Road A connects Neals Landing Road and Vista View Lane. This is consistent with Policies 11.2 and 14, which recommend limiting cul-de-sacs (dead-end streets) to provide greater connectivity and redundancy in the travel network rather than a single point.

**4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN**

A) The requested proposed density of 5.85 du/ac is consistent with the subject property's location within the Urban Growth Boundary of the Growth Policy Plan.

**Action:** Approved with Conditions

**Meeting Date:** 6/13/2024

**Details of Action:**

**Summary of Action:** Approve the development plan for a residential subdivision with up to 41 detached dwellings and reduction of the peripheral setback from 35 ft to 25 ft, subject to 1 condition.

**Date of Approval:** 6/13/2024

**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:**