

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 6-SC-24-C                      Related File Number: 6-F-24-DP  
Application Filed: 4/29/2024              Date of Revision:  
Applicant: MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

General Location: N Wooddale Rd north of N Ruggles Ferry Pike  
Other Parcel Info.:  
Tax ID Number: 61 057                      Jurisdiction: County  
Size of Tract: 23.09 acres  
Accessibility: Access is via N Wooddale Road, a local street with an 18-ft pavement width within a 43 ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use: North: Agriculture/forestry/vacant land - A (Agricultural)  
South: Single family residential, public/quasi-public land (cemetery) - A (Agricultural)  
East: Public/quasi-public land (cemetery) - A (Agricultural)  
West: Single family residential, rural residential - A (Agricultural)  
Proposed Use: 70 single family lots                      Density: 2.96  
Planning Sector: East County                      Plan Designation:  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 616 N WOODDALE 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:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: 616 North Wooddale Road

No. of Lots Proposed: 70      No. of Lots Approved: 70

Variances Requested: VARIANCE:

- 1. Reduce the distance between broken back curves from 150' to 76.81' between stations 2+44.70 to 3+21.51 on Road B
- 2. Reduce the distance between reverse curves from 50' to 36.29' between stations 1+64.44 to 2+00.73 on Road B.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

- 1. Reduce the horizontal curve from 250' to 225' between stations 0+69.45 and 1+59.95 on Road A.

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

- 1. Increase the grade from 1% to 1.25% at the intersection of Road A and N. Wooddale Rd.
- 2. Increase the grade from 1% to 2% at the intersection of Road A and Road B.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Withdraw the application as requested by the applicant on July 2, 2024.

Staff Recomm. (Full):

Comments:

Action: Withdrawn

Meeting Date: 7/11/2024

Details of Action:

Summary of Action: Withdraw the application as requested by the applicant on July 2, 2024.

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 7/11/2024

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: