



USE ON REVIEW REPORT

► **FILE #:** 8-A-25-UR

AGENDA ITEM #: 49

AGENDA DATE: 8/14/2025

► **APPLICANT:** MARBLE CITY INVESTMENTS, LLC

OWNER(S): Marble City Investments LLC

TAX ID NUMBER: 47 E A 02301, 024

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1515 CUNNINGHAM RD (1517 CUNNINGHAM RD)

► **LOCATION:** Northwest side of Cunningham Rd, northeast of Dry Gap Pike

► **APPX. SIZE OF TRACT:** 0.83 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cunningham Road, a major collector with a pavement width which varies from 20 ft to 26 ft

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

► **ZONING:** RA (Low Density Residential) - Pending

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Single Family Residential

► **PROPOSED USE:** Two duplexes on individual lots

HISTORY OF ZONING: A request to rezone this property from A (Agricultural) to RA (Low Density Residential) was approved by the Planning Commission on 6/12/2025; County Commission will hear the request on 7/21/2025.

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential), up to 5 du/ac
South: Single family residential, rural residential - A (Agricultural)
East: Single family residential - A (Agricultural)
West: Single family residential, commercial - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of attached and detached single family dwellings on small suburban lots. There is a commercial node at the intersection of E Beaver Road and, Cunningham Road, and Dry Gap Pike which consists of commercial and service operations.

STAFF RECOMMENDATION:

► Postpone the application for 30 days to be heard at the September 11, 2025 Planning Commission meeting as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: 53 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Halls Middle, and Halls High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.



Request to Postpone • Table • Withdraw

Duplexes on 1515, 1517 Cunningham
Applicant Name (as it appears on the current Planning Commission agenda)

7.22.25
Date of Request

August 14, 2025

Scheduled Meeting Date

File Number(s)

8-A-25-UR

POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☒ 60 days ☐ 90 days

Postpone the above application(s) until the September Planning Commission Meeting.

WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Paul Harkin

Applicant Signature

DAVID HARKIN

Please Print

865-588-6472

Phone Number

harkin@bhn-p.com

Email

STAFF ONLY

Shelley Gray

Staff Signature

Shelley Gray

Please Print

07/22/2025

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

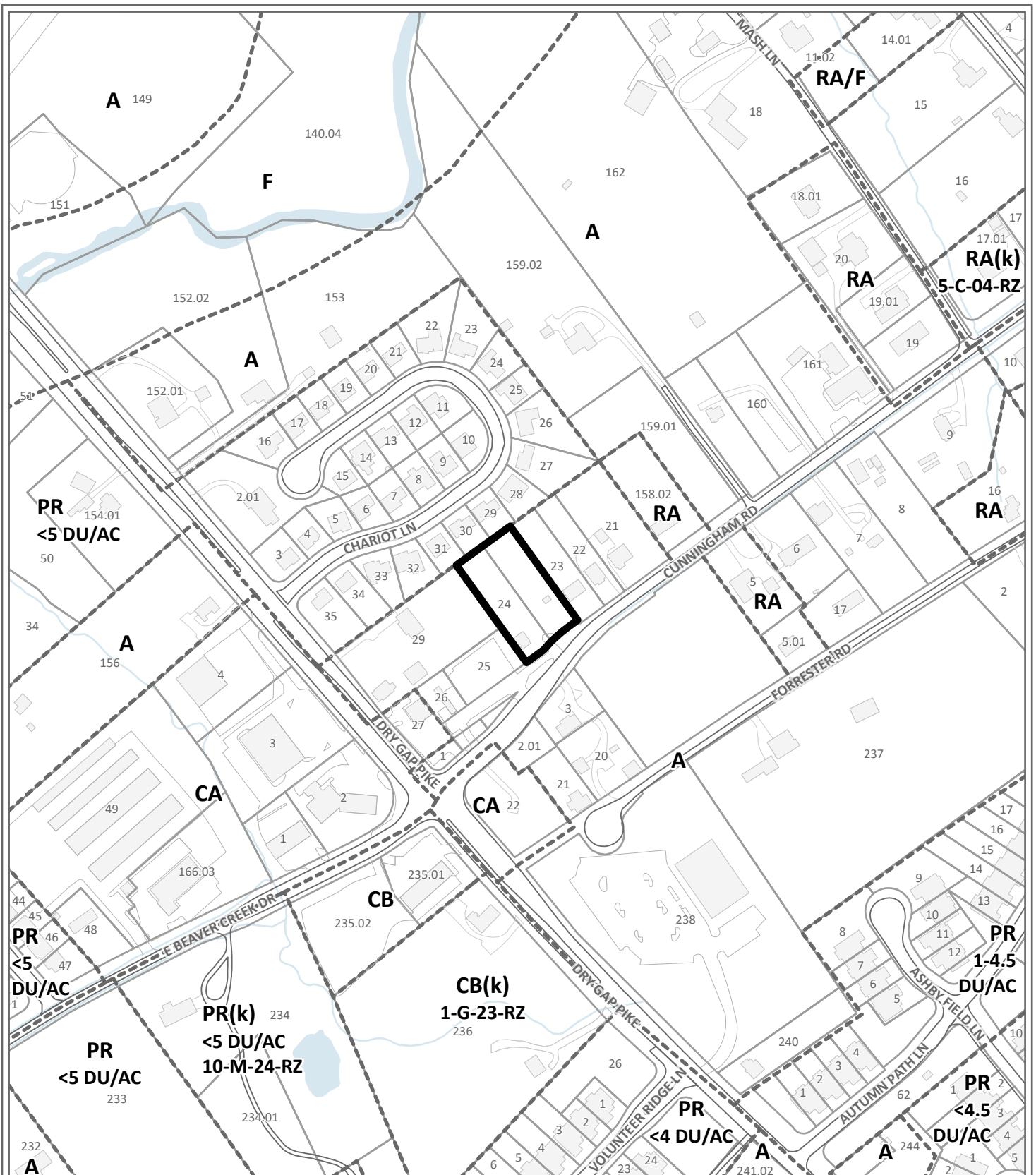
Date:

Payee Name

Payee Phone

Payee Address

October 2022



USE ON REVIEW

8-A-25-UR

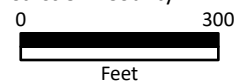
Petitioner: Marble City Investments, LLC



Two duplexes on individual lots in RA (Low Density Residential) - Pending

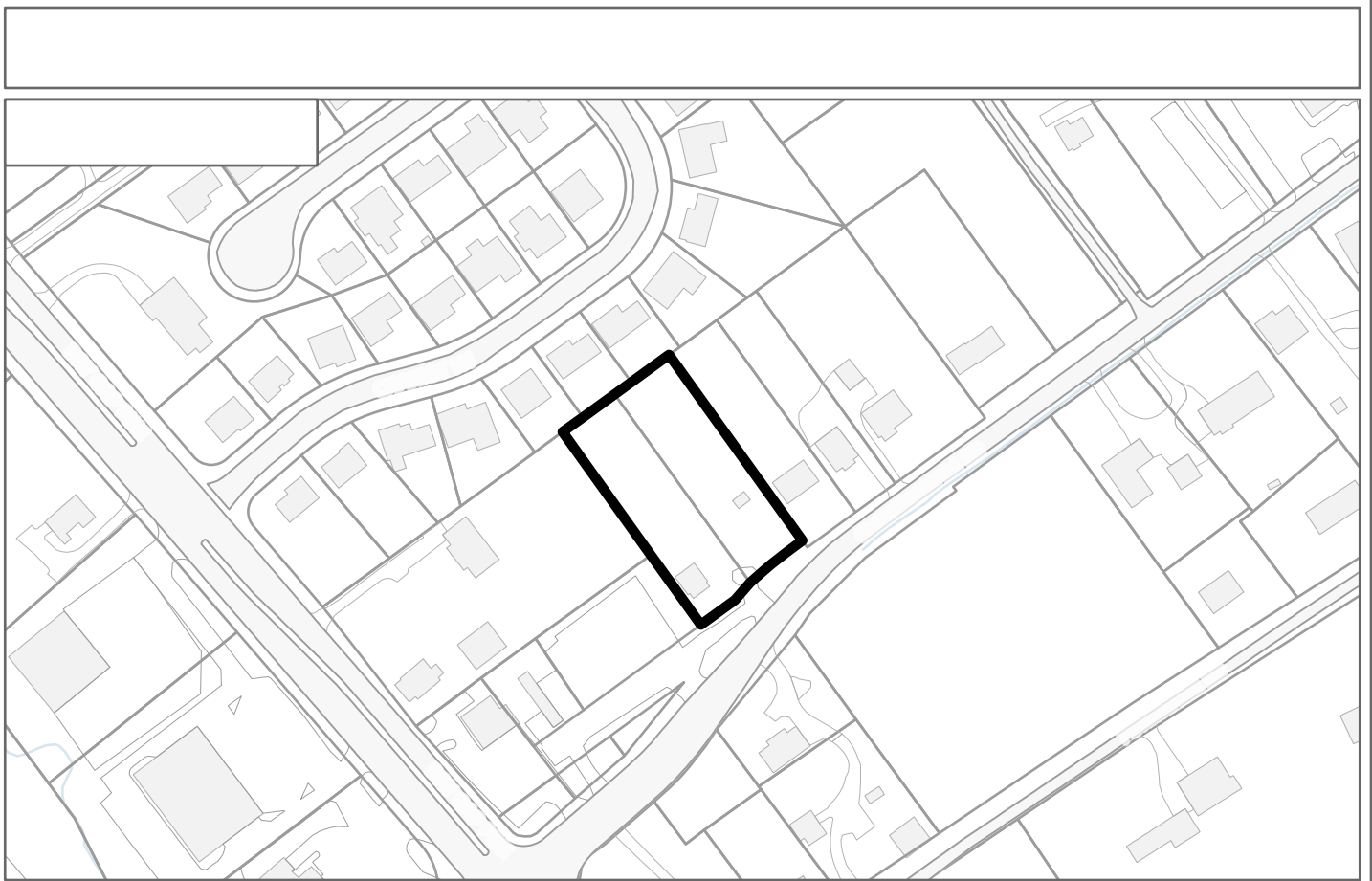
Map No: 47

Jurisdiction: County

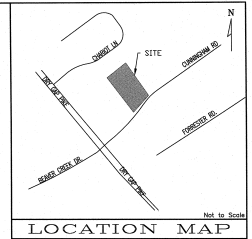


Original Print Date: 6/27/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



LINE	BEARING	DISTANCE
L1	N53°54'13"E	24.37'
L2	N53°45'09"E	42.63'
L3	N53°45'09"E	22.15'
L4	N54°07'53"E	49.96'
L5	N53°59'56"E	31.74'
L6	S35°58'04"E	6.45'
L7	S35°55'01"W	71.12'
L8	S35°55'01"W	69.63'



-
- 25' ACCESS EASEMENT
PAVEMENT DETAIL
(NTS)



 **BATSON, HIMES, NORVELL & POE**
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 2' INTERVAL
DATE
4/04/25

25695-EX

SHEET 1

OF

1 SHEET(S)

Q:\25695\25695-SP.DWG

STAFF REVIEW ☐

Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat**Zoning** ☐ Rezoning ☐ Plan Amendment***Development** ☐ Development Plan* ☐ Planned Development* ☒ Use on Review / Special Use* ☐ Hillside Protection COA*

*These application types require a pre-application consultation with Planning staff.

MARBLE CITY INVESTMENTS LLC

Applicant Name

Affiliation

4.22.25

Date Filed

08/14/2025

Meeting Date (if applicable)

File Number(s)

8-A-25-UR

Correspondence

All correspondence will be directed to the approved contact listed below.

☐ Applicant ☐ Property Owner ☐ Option Holder ☒ Project Surveyor ☒ Engineer ☐ Architect/Landscape ArchitectDAVID HARBIN

Name

BATSON HIMES NORELL + POE

Company

4334 Papermill Dr

Address

Knoxville

City

TN

State

37909

ZIP

865-588-6472

Phone

Email

Current Property Info

Property Owner Name (if different)

3835 KEOWEE AVE
KNOXVILLE TN 37919

Property Owner Address

865-660-3281

Property Owner Phone

1515+1517 Cunningham Dr

Property Address

TAX MAP 476A Parcels 23.01 + 24

Parcel ID

UPUD

Sewer Provider

UPUD

Water Provider

no

Septic (Y/N)

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

2 Duplex Lots / Duplex in RA ZoneSpecify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) _____

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Zoning Request

PENDING PLAT FILE NUMBER

☐ Zoning Change Proposed Zoning Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change
Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application Previous Rezoning Requests

☐ Other (specify) _____

Authorization

☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent


Applicant Signature

DAVID HARBIN
Please Print

4.15.25
Date

615-388-10412
Phone Number

[REDACTED]
Email


Property Owner Signature

John Lambert III
Please Print

06/18/2025, SG
Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1		FEE 2		FEE 3		TOTAL
0401	\$450.00					\$450.00

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

08/01/2025

Date to be Posted

08/15/2025

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☒ No

☐ No, but I plan to prior to the Planning Commission meeting

DAVID HARBIN
Applicant Signature

DAVID HARBIN
Applicant Name

4.22.25
Date