



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 6-SD-25-C

**AGENDA ITEM #:** 44

6-J-25-DP

**AGENDA DATE:** 6/12/2025

► **SUBDIVISION:** 2720 CUNNINGHAM ROAD

► **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC

OWNER(S): Robert Butcher, Lynn Bailey Butcher, Pennye Brewer

TAX IDENTIFICATION: 48 027, 02802

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 2720 CUNNINGHAM RD (6930 SHADY LN)

► **LOCATION:** East side of Shady Ln, south side of Cunningham Rd

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 19.14 acres

► **ZONING:** PR(k) (Planned Residential) up to 3 du/ac, with conditions

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

► **PROPOSED USE:** Attached and detached residential subdivision

SURROUNDING LAND  
USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - RA (Low  
Density Residential)  
South: Single family residential, rural residential, agriculture/forestry/vacant  
land - A (Agricultural)  
East: Private recreation - OS (Open Space)  
West: Agriculture/forest/vacancy - A (Agricultural)

► **NUMBER OF LOTS:** 57

SURVEYOR/ENGINEER: Chris Sharp Urban Engineering, Inc.

ACCESSIBILITY: Access is via Cunningham Road, a major collector with 28 ft of pavement  
width within a right-of-way which varies from 62 ft to 78 ft.

► **SUBDIVISION VARIANCES  
REQUIRED:** **VARIANCE**  
Reduce the distance between broken back curves from 150 ft to 135 ft  
between stations 2+97.49 & 4+32.12 (Road C).

## ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL

1. Reduce the pavement width from 26 ft to 24 ft (Roads B&E).
2. Reduce the horizontal curve radius from 250 ft to 200 ft between  
stations 4+32.12 & 6+21.52 (Road C).
3. Reduce the road frontage from 25 ft to 24 ft along Roads B & E.

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

1. Reduce the right-of-way width from 50 ft to 40 ft (Roads B & E).
2. Increase the intersection grade from 1% to 2% (Roads B, C & D).

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**STAFF RECOMMENDATION:**

- **Approve the variance to reduce the distance between broken back curves from 150 ft to 135 ft between stations 2+97.49 & 4+32.12 (Road C).**
1. The road has been designed to avoid the steep grades on the property and the neighbor's property.
  2. The unique condition to be considered includes the proposed road following the flatter portion of the property.
  3. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood.
- Knox County Engineering and Public Works (EPW) recommends approval of this variance based on the justifications provided by the applicant.**

**Approve the alternative design standards based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.**

**Approve the Concept Plan subject to 11 conditions.**

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
  2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
  3. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems. An agreement between the two property owners is required for the pond to be offsite of the development.
  4. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
  5. Implementing the recommendations of the 2720 Cunningham Road Subdivision Transportation Impact Letter (TIL) (Ajax Engineering, 4/2025) as required by Knox County Engineering and Public Works during the design plan phase. If the TIL is further revised, it must be submitted to Planning staff for review and approval by all applicable agencies.
  6. Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval regarding a potential stream that is shown as a ditch on the plan. The required stream buffers must be provided if this is determined to be a stream.
  7. Providing a sight distance easement through the horizontal curve radius less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways that cannot be located outside the sight distance easement must have a 20 ft depth outside the sight distance easement.
  8. Certifying that the required sight distance is available along Cunningham Road in both directions at the Road 'A' intersection, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
  9. Adding a note to the plat, Lot 1 shall only be used for a single-family house and permitted accessory uses.
  10. Meeting all applicable requirements of the Knox County zoning ordinance, including the conditions from the rezoning case 1-I-25-RZ.
  11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- **Approve the development plan for up to 43 single family homes and 14 townhomes on individual lots, subject to 3 conditions.**
1. Meeting all applicable requirements of the Knox County zoning ordinance.
  2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  3. Townhomes (multi-dwelling structures) shall not exceed 35 ft in height.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

## COMMENTS:

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

This proposal is for 43 new single-family lots and 14 townhomes in the PR (Planned Residential) zone with a density up to 3 dwelling units an acre. The existing single family home on Shady Ln will remain. Public and private streets are proposed. The density on this 19.15-acre property is 2.9 du/ac.

There are 3 conditions of the rezoning. 1) No access to the development via Shady Lane, access must be via Cunningham Road; 2) a traffic study shall be required; 3) a 30 ft vegetation buffer shall be installed along Shady Lane.

There is an existing house on Shady Lane (Lot 1) that will remain, but it does not have access to the development. The development entrance is on Cunningham Road. Mature pine trees line Shady Lane, and a traffic study has been completed. The centerline of the creek is the property boundary between Lot 1 and the development. There is a 30-ft no disturb buffer on each side of the creek. With the existing trees on Shady Ln and around the creek, Planning staff believes all zoning conditions have been met.

### 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 (k) (Planned Residential) zone with a density up to 3 dwelling units an acre. There are 3 conditions of the rezoning. 1) No access to the development via Shady Lane, access must be via Cunningham Road; 2) a traffic study shall be required; 3) a 30-ft vegetation buffer shall be installed along Shady Lane.

A. The property is zoned PR (Planned Residential) with a density of up to 3 du/ac. The applicant is proposing to create 43 single family lots and 14 townhomes, which will bring the development density to 2.9 du/ac.

B. The PR zone allows single family houses and townhomes 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

C. The height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 2 stories. The maximum height of all buildings will be 35 ft, which is consistent with the zoning requirements for residences in the area.

### 2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential) and is within the HP (Hillside Protection) area on the Future Land Use Map. The housing mix is predominantly single family subdivisions with lots smaller than one acre. These areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. The development plan includes single family houses and some townhomes.

### 3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This development is consistent with Implementation Policy 2, ensure that development is sensitive to existing community character. The development will be clustered east of the creek on the side next to the golf course, and the existing house and vegetation on Shady Lane will remain.

B. Implementation Policy 5, create neighborhoods with a variety of housing types and amenities in close proximity. The development includes single family homes and townhomes 1.5 miles from Maynardville Pike commercial corridor.

### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 627 (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: 19 (public school children, grades K-12)

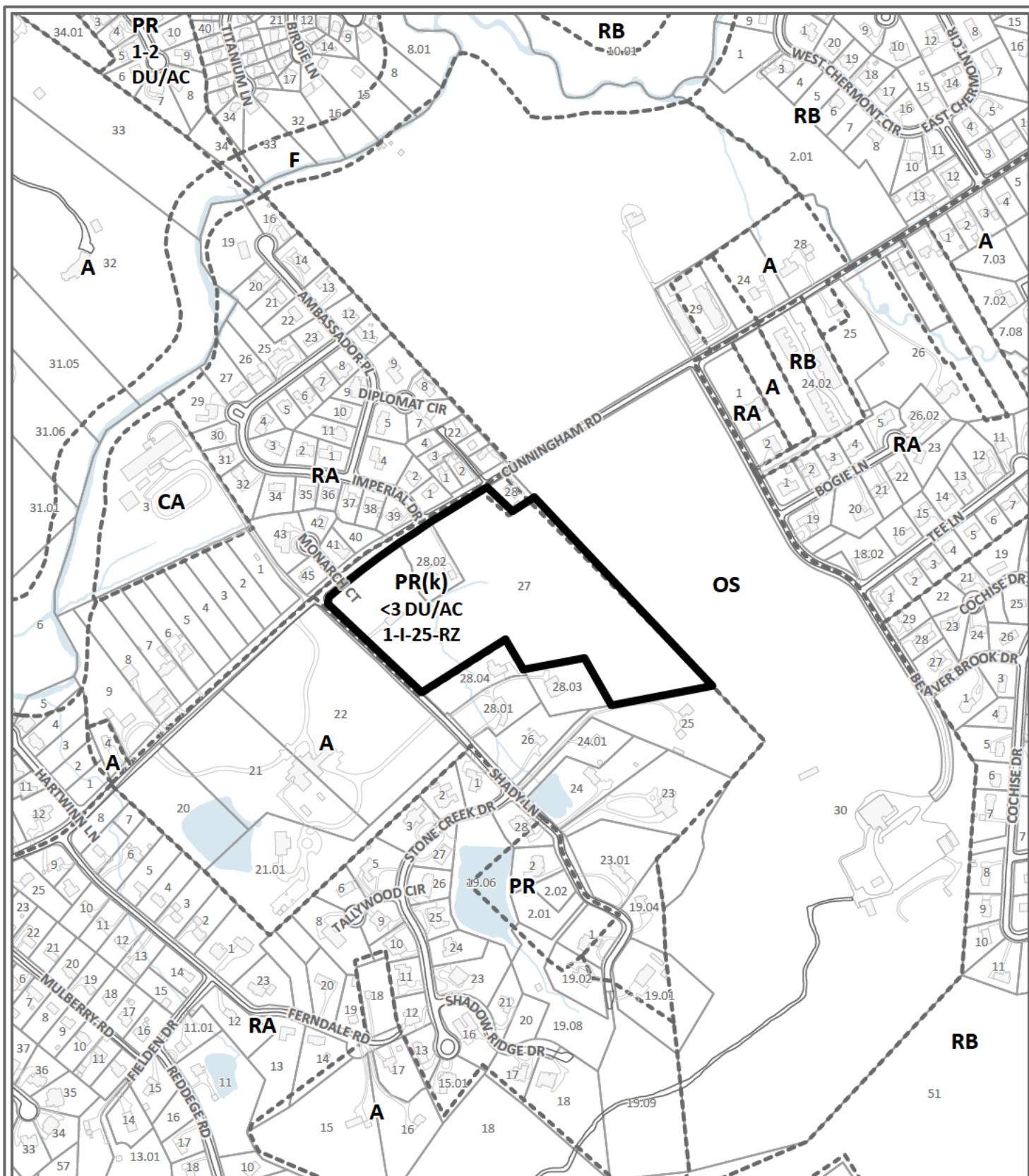
Schools affected by this proposal: Brickey-McCloud Elementary, Halls Middle, and Halls High.

- 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.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).





# CONCEPT PLAN / DEVELOPMENT PLAN

6-SD-25-C / 6-J-25-DP

Petitioner: Mesana Investments, LLC



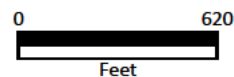
14 attached dwellings and 43 detached dwellings in PR(k) (Planned Residential) up to 3 du/ac

Original Print Date: 5/12/2025

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

Map No: 48

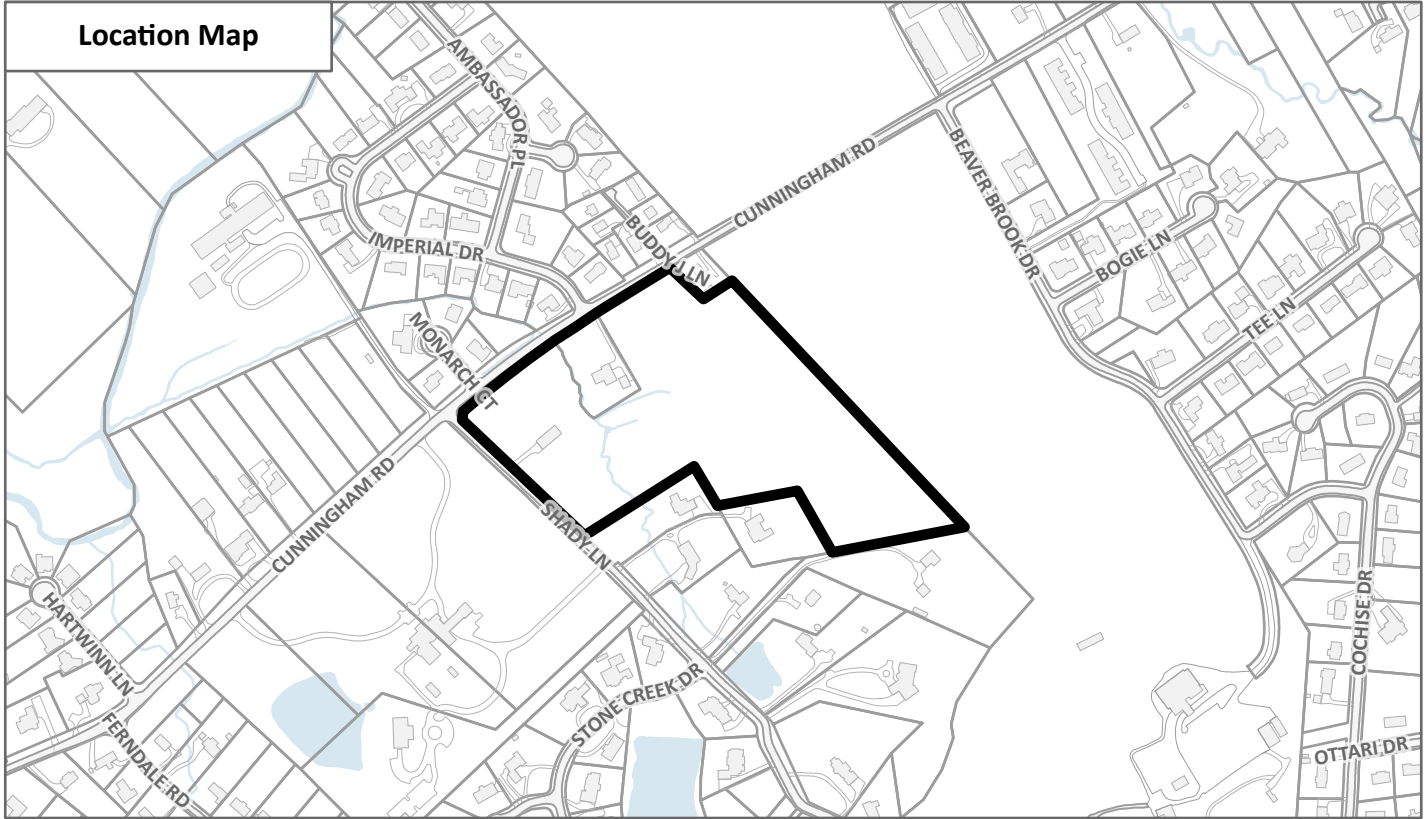
Jurisdiction: County



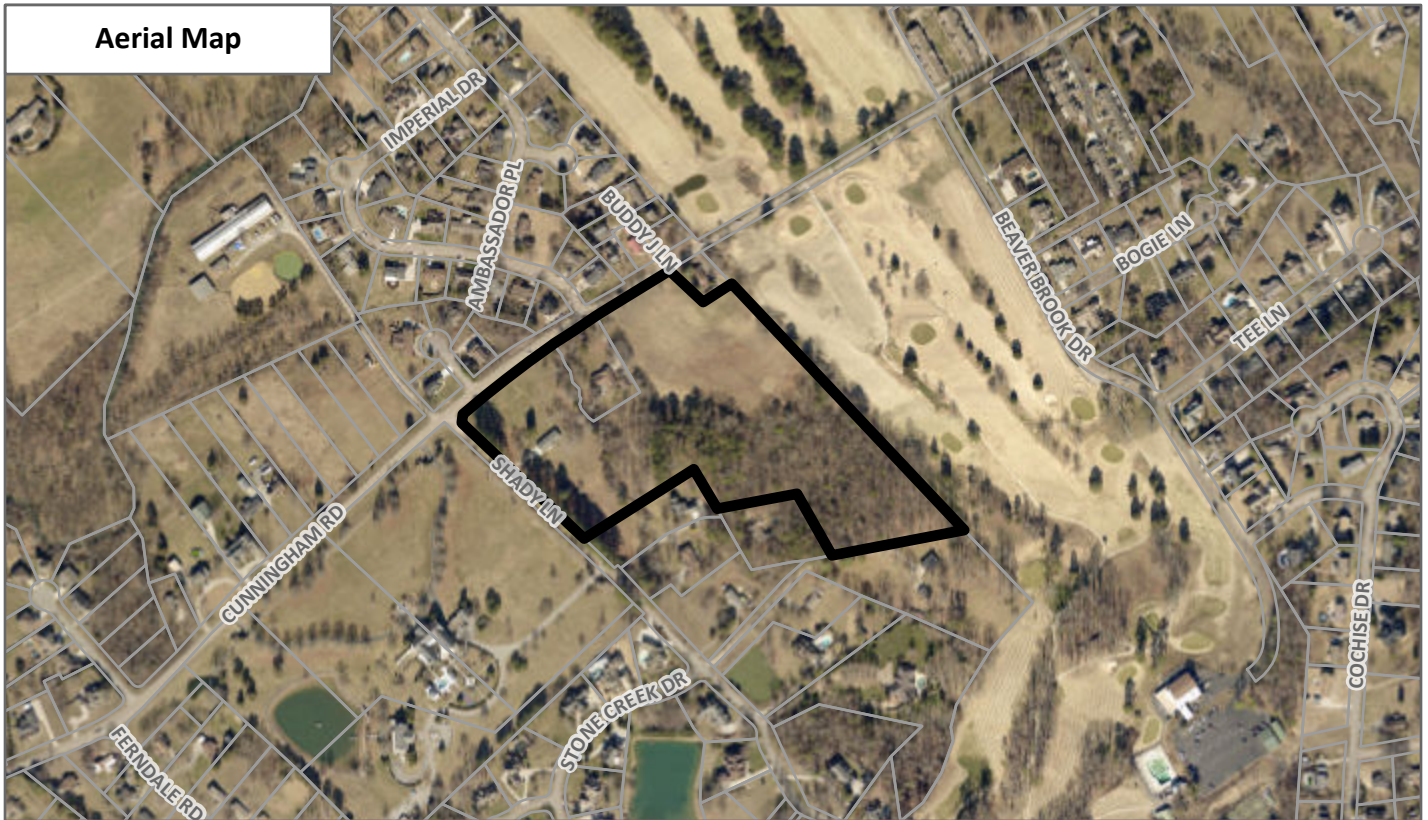


## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

6-J-25-DP / 6-SD-25-C

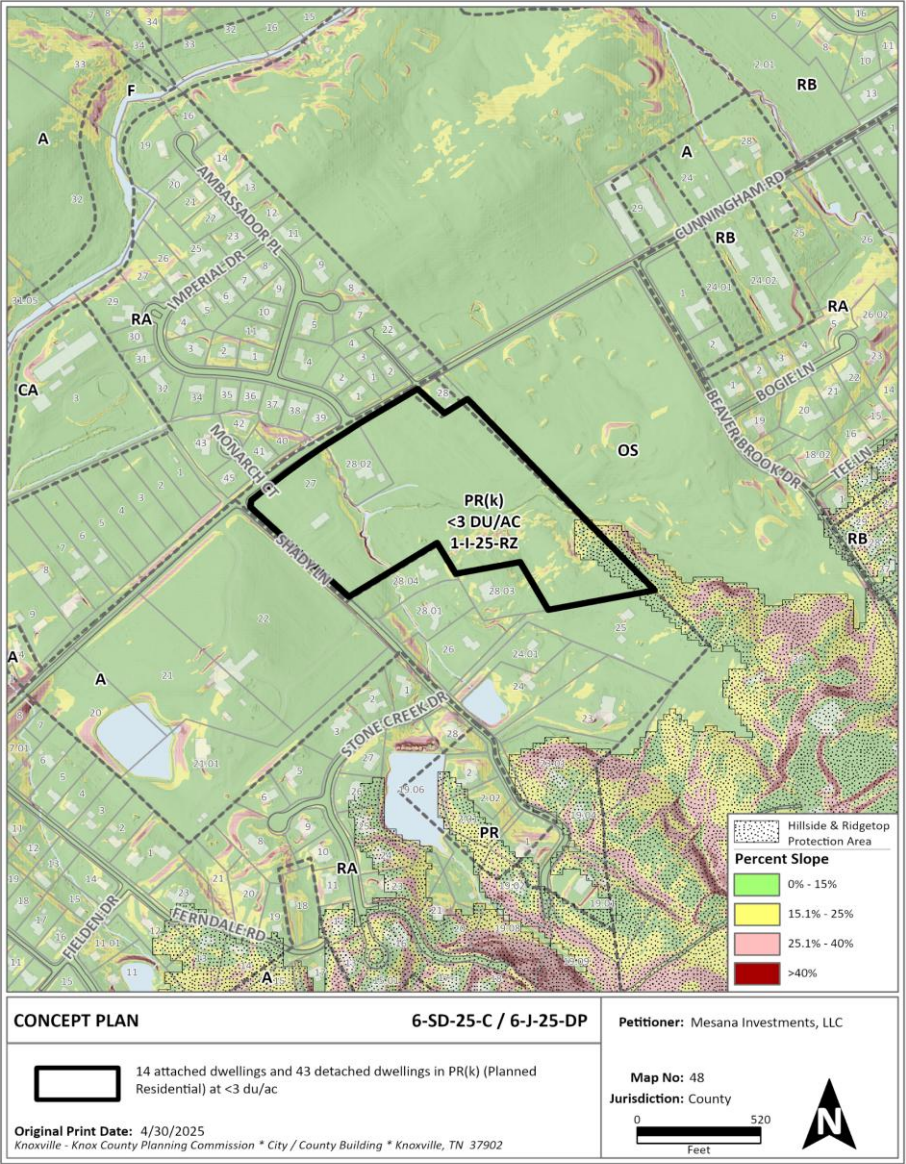


Case boundary





CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	19.14		
Non-Hillside	18.28	N/A	
0-15% Slope	0.61	100%	0.61
15-25% Slope	0.25	50%	0.12
25-40% Slope	0.00	20%	0.00
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.86	Recommended disturbance budget within HP Area (acres)	0.73
		Percent of HP Area	85.3%

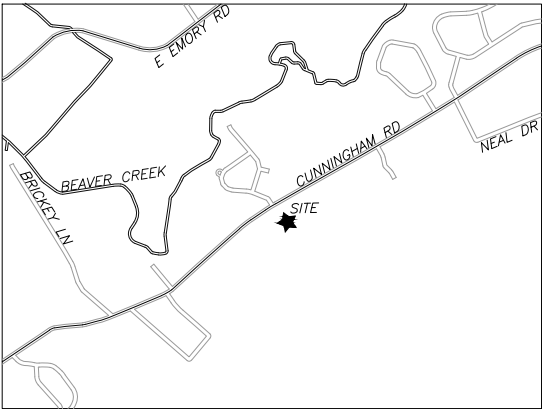


CONCEPT PLAN

U.E.I. PROJECT NO. 2501001

2720 CUNNINGHAM ROAD

SITE ADDRESS: 2720 CUNNINGHAM ROAD, KNOXVILLE, TENNESSEE 37918  
CLT MAP 48, PARCELS 27, 28, 28.02



LOCATION MAP - N.T.S.

DEVELOPER:  
EAGLE BEND DEVELOPMENT LLC  
1920 EBENEZER ROAD  
KNOXVILLE, TN 37922

SITE ENGINEER:  
URBAN ENGINEERING, INC.  
CHRIS SHARP  
10330 HARDIN VALLEY ROAD, SUITE 201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

SPECIFICATIONS  
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP  
AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS  
PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS  
AND STANDARDS.

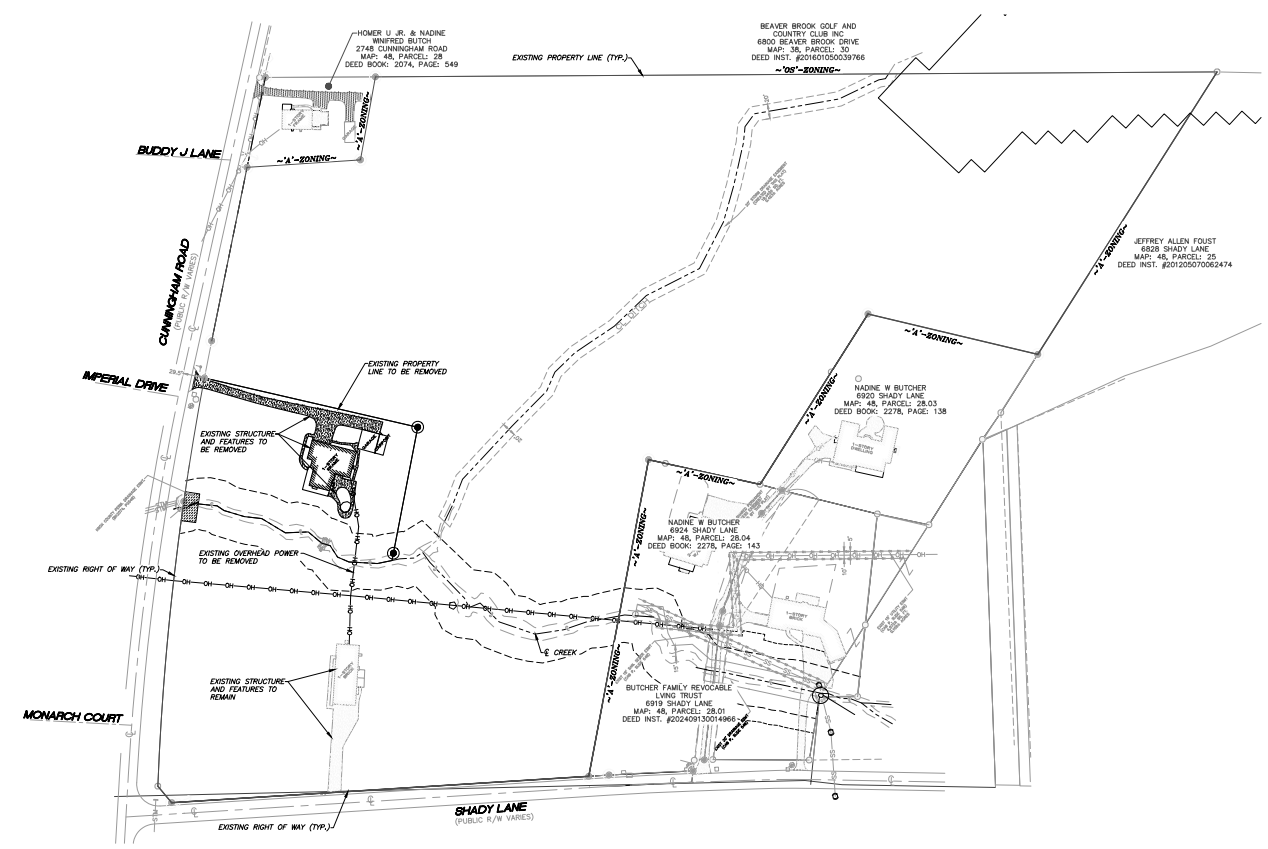
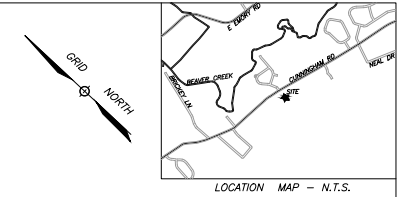
ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD  
WATER - AS DIRECTED BY HALLSDALE-POWELL UTILITY DISTRICT  
SANITARY SEWER - AS DIRECTED BY HALLSDALE-POWELL UTILITY DISTRICT  
GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD  
CABLE TV - AS DIRECTED BY COMCAST  
TELEPHONE - AS DIRECTED BY AT&T  
SITE WORK - AS DIRECTED BY KNOX COUNTY

SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
DEMOLITION PLAN	C-1
KEY SHEET / TYPICAL SECTION	C-2
SITE PLAN	C-3 THRU C-5
ROAD PROFILES	C-6

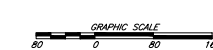
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3	5/29/25	SUBMITTAL 3
2	5/15/25	SUBMITTAL 2
1	4/24/25	SUBMITTAL 1
ISSUE NO.	DATE	DESCRIPTION



- DEMOLITION PLAN NOTES:**
- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  - 2) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FEATURES THAT ARE SHOWN ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL FEES IF APPLICABLE.
  - 3) BUILDINGS SHALL BE REMOVED TO THE BOTTOMS OF THEIR FOUNDATIONS, UNLESS OTHERWISE DIRECTED BY THE UTILITY OWNER. ALL UTILITY SERVICES SHALL BE REMOVED TO THE PROPOSED RIGHT OF WAY LINE. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF THE SERVICE LINES WITH THE RESPECTIVE UTILITY OWNER.
  - 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING DEMOLITION PERMITS, IF REQUIRED.

Certification of Concept Plan by Registered Engineer  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a separate report submitted to the Planning Commission.  
Registered Engineer: *Christopher A. Sharp, P.E.*  
Tennessee License No. 109894  
Date: 5/15/2025



REFERENCE:  
PARCEL 27  
DEED INST. #200711290043054  
PARCEL 28  
DEED BOOK: 2074, PAGE: 549  
PARCEL 28.02  
DEED BOOK: 1645, PAGE: 695

MPC FILE# 6-SD-25-C/6-J-25-DP

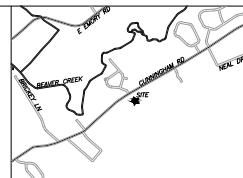
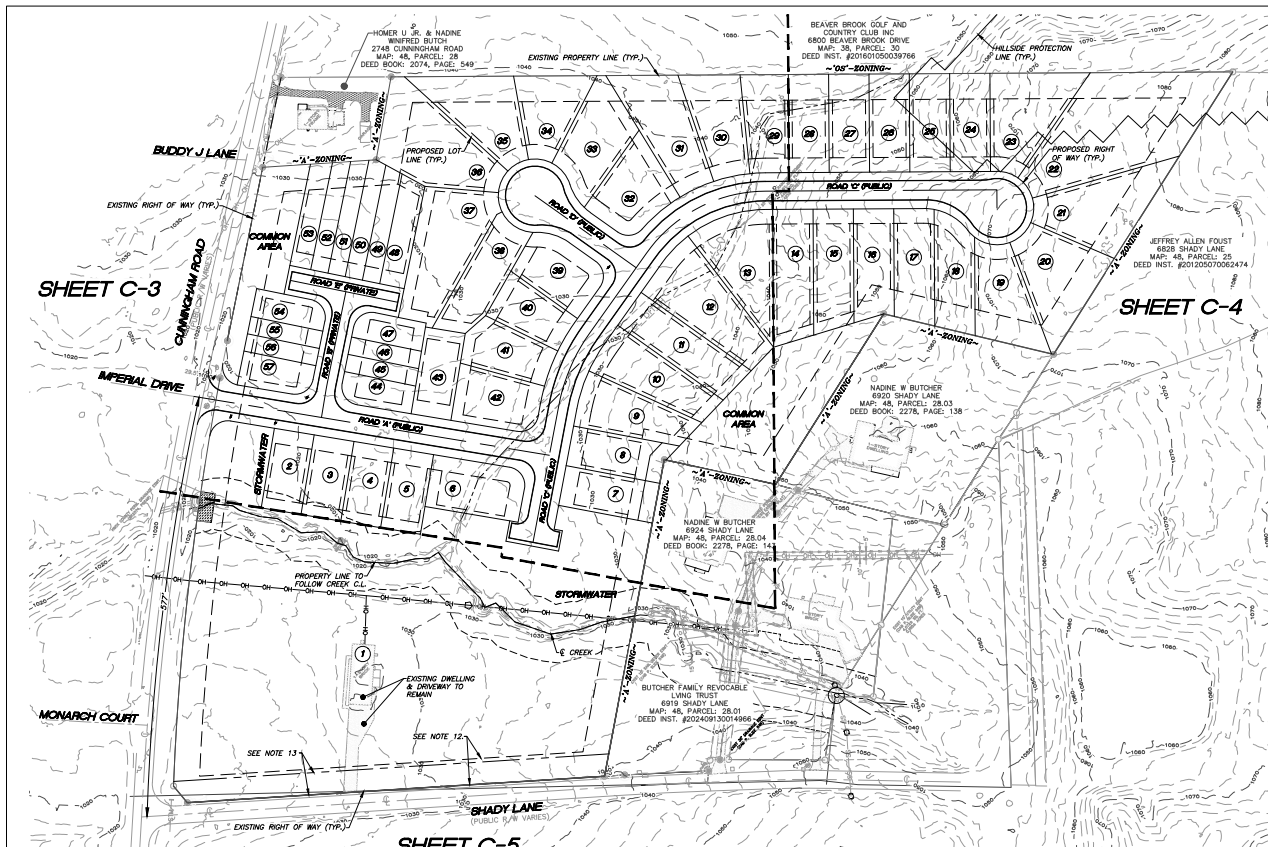
REVISION	DATE	DESCRIPTION	BY
1	5/15/25	GENERAL REVISIONS	BS

DWN: CLM	CHK: CAS	DWG: NO. 2501001
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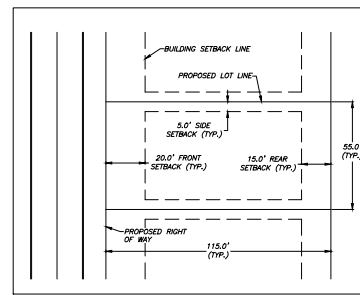
SHEET C-1

DEMOLITION PLAN	
2720 CUNNINGHAM ROAD	
SITE ADDRESS: 2720 CUNNINGHAM ROAD (37918)	
DEVELOPER:	
EAGLE BEND DEVELOPMENT LLC	
1920 EBERZER ROAD	
KNOXVILLE, TN 37922	
DIST. NO. E6	KNOX CO., TN
CLT MAP 48	PARCELS 27, 28, 28.02
SCALE: 1"=80'	JULY 11, 2024
URBAN ENGINEERING, INC.	
10330 HARDIN VALLEY ROAD, SUITE 201	
KNOXVILLE, TENNESSEE 37932	
(865) 966-1924	

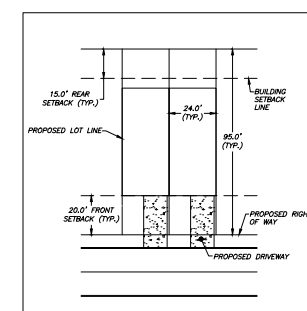




LOCATION MAP - N.T.S.



TYPICAL LOT DETAIL  
SINGLE FAMILY HOME  
SCALE: 1"=30'

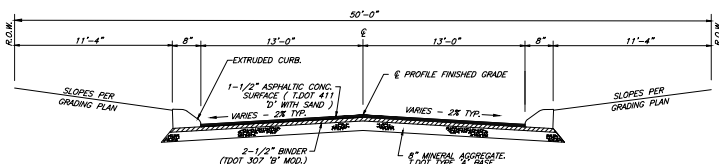


TYPICAL LOT DETAIL  
TOWNHOUSE  
SCALE: 1"=30'

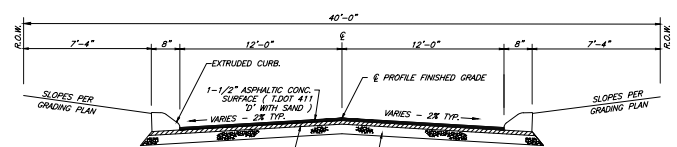
- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED "P". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: TWENTY (20) FEET  
 REAR: THIRTY-FIVE (35) FEET  
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.  
 REAR: FIFTEEN (15) FEET
  - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPLYING INFORMATION FROM ALL PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.
  - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  - THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 18.15 ACRES.
  - THE DEVELOPMENT PROPOSES 57-UNITS (3 UNITS PER ACRE).
  - THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
  - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
  - UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXISTING BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
  - THE TOTAL AREA OF THE PROPERTY COVERED BY RESIDUE PROTECTION IS 0.9 ACRE.
  - SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
  - EXISTING VEGETATION ALONG SHADY LANE IS TO REMAIN THINLY VEGETATED AREAS TO BE SUPPLEMENTED WITH PLANTINGS, IF APPLICABLE.
  - THERE IS EXISTING VEGETATION ALONG THE MAJORITY OF THE SHADY LANE FRONTAGE IN AREAS WHERE VEGETATION IS NON-EXISTENT OR SPARSE, A 30' BUFFER SHALL BE PROVIDED.

**ALTERNATIVE DESIGN STANDARD REQUESTS:**

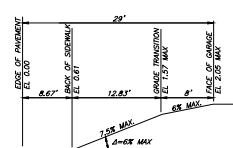
- REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS +4+32.12 & 6+21.52 (ROAD C).
- REDUCE THE RIGHT OF WAY WIDTH (PRIVATE) FROM 50' TO 40' (ROADS B & C).
- REDUCE THE PAVEMENT WIDTH FROM 26' TO 24' (ROADS B & E).
- INCREASE THE INTERSECTION GRADE FROM 1% TO 2% (ROADS A, C & D).
- DECREASE THE LOT FRONTAGE FROM 25' TO 24' ALONG ROADS B AND E.
- REDUCE THE DISTANCE BETWEEN BROKEN BACK CURVES FROM 150 TO 135 BETWEEN STATIONS 2+97.49 & 4+32.12 (ROAD C).



TYPICAL SECTION - LOCAL STREETS A, B, & D (PUBLIC)  
N.T.S.



TYPICAL SECTION - LOCAL STREETS B & E (PRIVATE)  
N.T.S.



TYPICAL DRIVEWAY PROFILE  
N.T.S.



Certification of Concept Plan by Registered Engineer  
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Township County Subdivision Regulations except as has been itemized and described in a separate report and project description.  
 Registered Engineer: *Christopher A. Sharp, P.E.*  
 Tennessee License No. 108884  
 Date: 5/15/2025

REFERENCE:  
 PARCEL 27  
 DEED INST. #20071290043054  
 PARCEL 28  
 DEED BOOK: 2074, PAGE: 549  
 PARCEL 28.02  
 DEED BOOK: 1645, PAGE: 695

REVISION	DATE	DESCRIPTION	BY
2	5/28/25	GENERAL REVISIONS	CAS
1	5/15/25	GENERAL REVISIONS	BS

**SHEET C-2**

**SITE PLAN - KEY SHEET / TYPICAL SECTIONS**

**2720 CUNNINGHAM ROAD**  
 SITE ADDRESS: 2720 CUNNINGHAM ROAD (37918)

DEVELOPER:  
**EAGLE BEND DEVELOPMENT LLC**  
 1920 EBENEZER ROAD  
 KNOXVILLE, TN 37922

DIST. NO. E6  
 CLT MAP 48  
 SCALE: 1"=80'

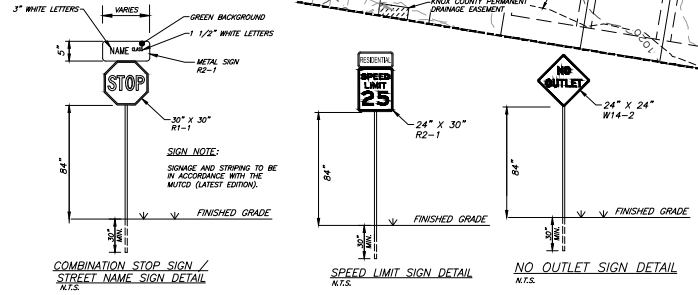
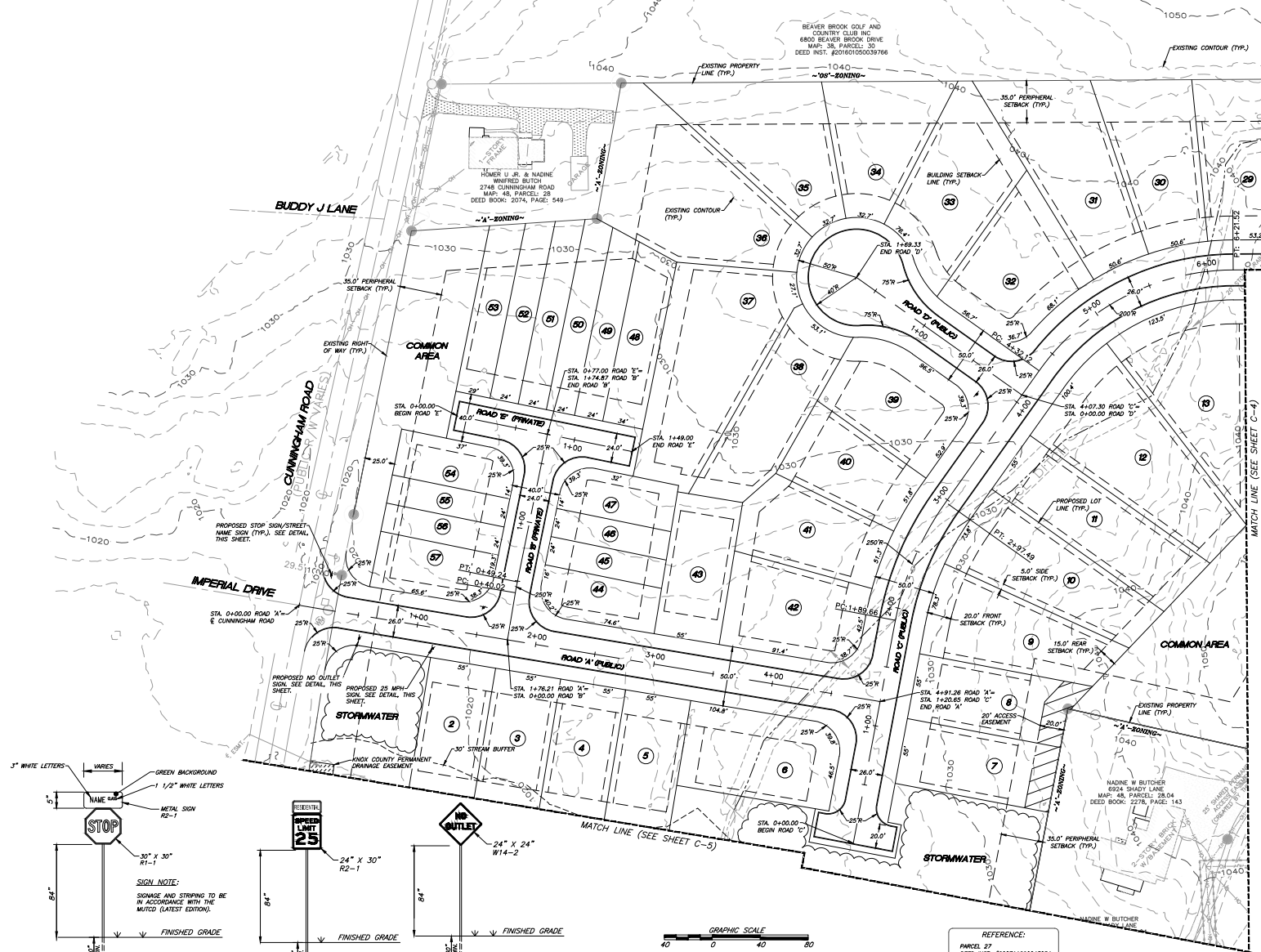
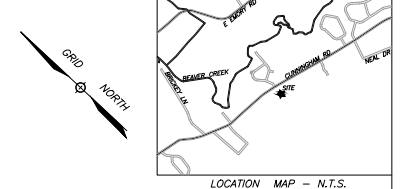
KNOX CO., TN.  
 PARCELS 27, 28, 28.02  
 JULY 11, 2024

URBAN ENGINEERING, INC.  
 10330 HARDIN VALLEY ROAD, SUITE 201  
 KNOXVILLE, TENNESSEE 37932  
 (865) 966-1924

DWG: CLM    CDR: CAS    DWS: NO. 2901001

MPC FILE# 6-SD-25-C/6-J-25-DP





REFERENCE:  
PARCEL 27  
DEED BOOK: 2074, PAGE: 549  
PARCEL 28  
DEED BOOK: 1645, PAGE: 695

- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED "P". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: TWENTY (20) FEET  
REAR: THIRTY-FIVE (35) FEET  
SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.  
REAR: FIFTEEN (15) FEET
  2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN OR CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE UTILITY SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 19.15 ACRES.
  6. THE DEVELOPMENT PROPOSES 57-UNITS (5 UNITS PER ACRE).
  7. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
  8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
  9. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
  10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 0.3 ACRE.
  11. SEE SHEET C-2 FOR LOCAL STREET TYPICAL SECTION.

Certification of Concept Plan by Registered Engineer  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with this plan submission.  
Registered Engineer: *Christopher A. Sharp, P.E.*  
Tennessee License No. 108984  
Date: 5/15/2025

SHEET C-3

**SITE PLAN**  
**2720 CUNNINGHAM ROAD**  
SITE ADDRESS: 2720 CUNNINGHAM ROAD (37918)

DEVELOPER:  
**EAGLE BEND DEVELOPMENT LLC**  
1920 EBENEZER ROAD  
KNOXVILLE, TN 37922

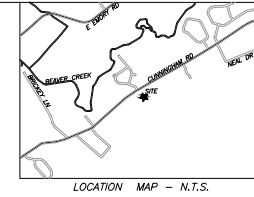
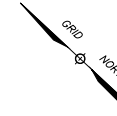
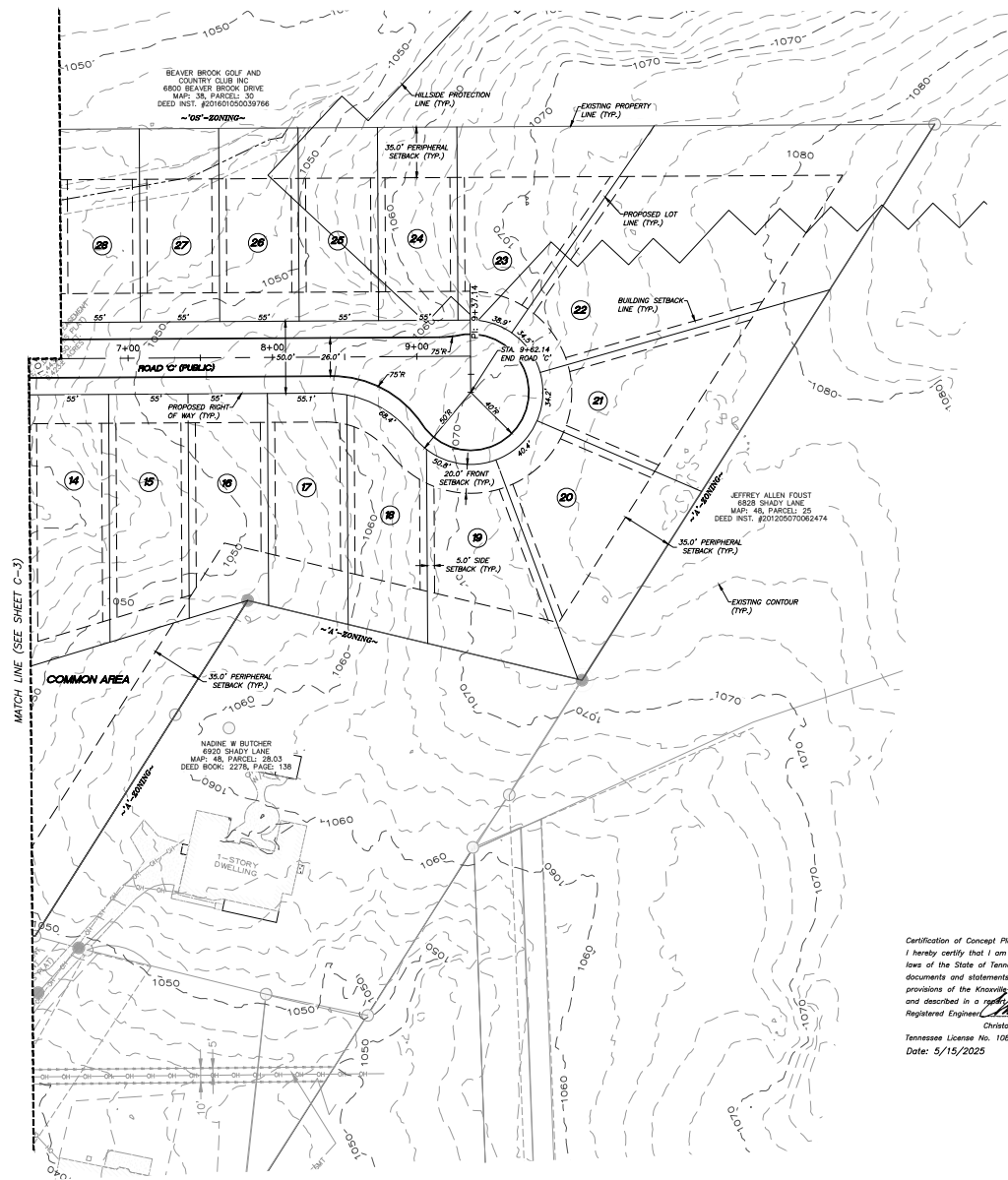
DIST. NO. E6  
CLT MAP 48  
SCALE: 1"=40'

KNOX CO., TN.  
PARCELS 27, 28, 28.02  
JULY 11, 2024

**URBAN ENGINEERING, INC.**  
10330 HARDIN VALLEY ROAD, SUITE 201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

DATE	DESCRIPTION	BY	
2	5/28/25	GENERAL REVISIONS	CAS
1	5/15/25	GENERAL REVISIONS	BS

DWG: CLM    CHG: CAS    DWS: NO. 2901001



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'YR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: TWENTY (20) FEET  
PERIMETER: THIRTY-FIVE (35) FEET  
SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.  
REAR: FIFTEEN (15) FEET
  2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF NOBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLAINING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE; VERTICAL DATUM IS NAVD83.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 19.15 ACRES.
  6. THE DEVELOPMENT PROPOSES 57-UNITS (3 UNITS PER ACRE).
  7. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
  8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
  9. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXISTING BOUNDARY LINES AND PUBLIC RIGHT-OF-WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
  10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 0.9 ACRE.
  11. SEE SHEET C-2 FOR LOCAL STREET TYPICAL SECTION.

Certification of Concept Plan by Registered Engineer  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville County Subdivision Regulations except as has been itemized and described in a separate letter of explanation.  
Registered Engineer: Christopher A. Sharp, P.E.  
Tennessee License No. 108984  
Date: 5/15/2025

MPC FILE# 6-SD-25-C/6-J-25-DP

REFERENCE:  
PARCEL 27  
DEED INST. #20071290043054  
PARCEL 28  
DEED BOOK: 2074, PAGE: 549  
PARCEL 28.02  
DEED BOOK: 1645, PAGE: 695

REVISION	DATE	DESCRIPTION	BY
1	5/15/25	GENERAL REVISIONS	BS

SHEET C-4

**SITE PLAN**  
**2720 CUNNINGHAM ROAD**  
SITE ADDRESS: 2720 CUNNINGHAM ROAD (37918)

DEVELOPER: **EAGLE BEND DEVELOPMENT LLC**  
1920 EBENEZER ROAD  
KNOXVILLE, TN 37922

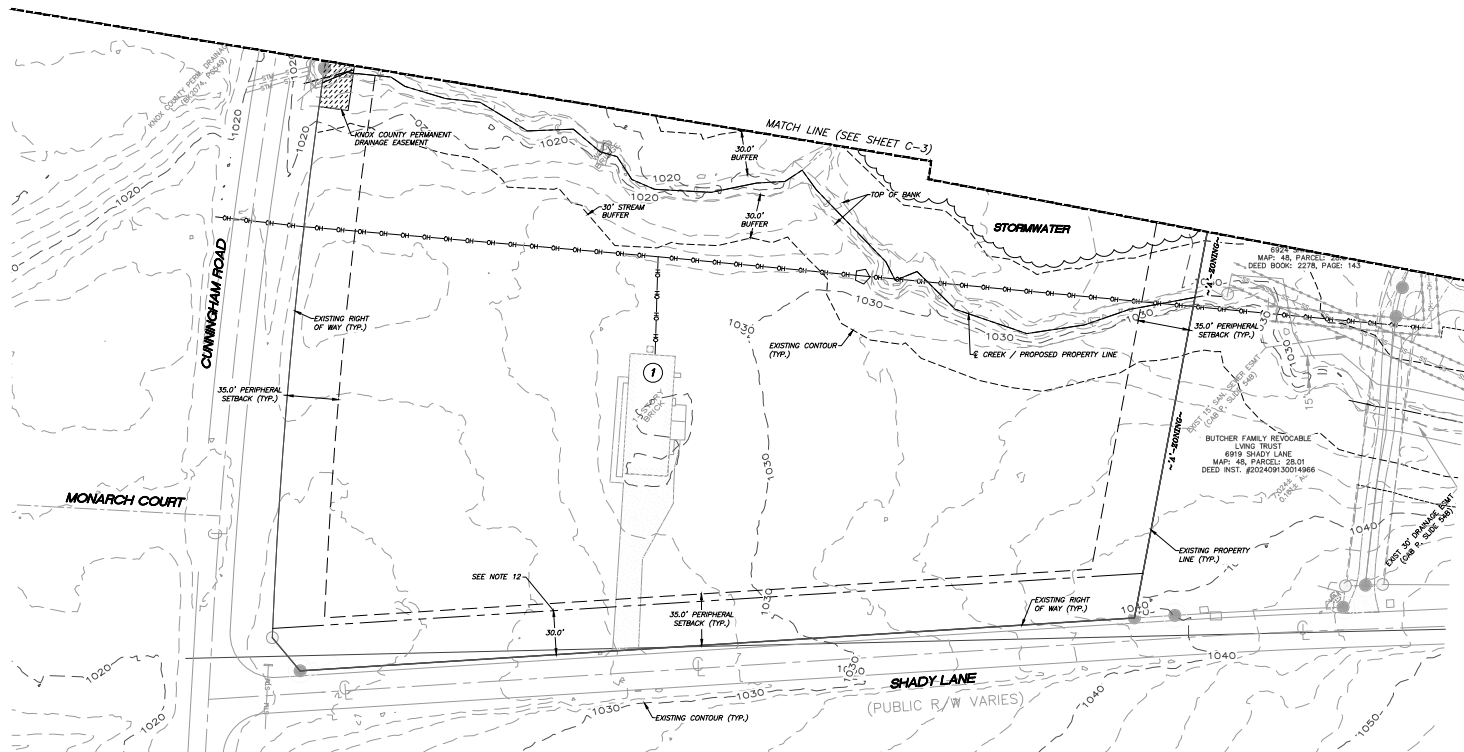
DIST. NO. E6  
CLT MAP 48  
SCALE: 1"=40'

KNOX CO., TN.  
PARCELS 27, 28, 28.02  
JULY 11, 2024

**URBAN ENGINEERING, INC.**  
10330 HARDIN VALLEY ROAD, SUITE 201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

DWG. NO. 2501001





1. THIS PROPERTY IS ZONED "W". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

FRONT: TWENTY (20) FEET

REAR: THIRTY-FIVE (35) FEET

SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.

REAR: FIFTY (15) FEET

2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. LOCATIONS OF COMPILING RECORDS, SUCH AS UTILITY COPIES BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES, AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY CONSTRUCTION WORK. THE TOWN ENGINEER CANNOT SHOW AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL INFORMATION MAY BE OBTAINED FROM THE TOWN ENGINEER.

3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.

4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 19.15 ACRES.

6. THE DEVELOPMENT PROPOSES 37-UNITS (3 UNITS PER ACRE).

7. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL DRIVEWAY.


8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.

9. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL LOT BOUNDARIES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL LOT LINES EXCEPT UNDER HIGHWAYS.

10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 0.9 ACRE.

11. SEE SHEET C-2 FOR LOCAL STREET SPECIAL DESIGN.

12. THERE IS EXISTING VEGETATION ALONG THE MAJORITY OF THE SHADY CREEK FRONTAGE. IN AREAS WHERE VEGETATION IS NON-EXISTENT OR SPARSE, THE TOWN ENGINEER SHALL PROVIDE A LAYOUT OF THE

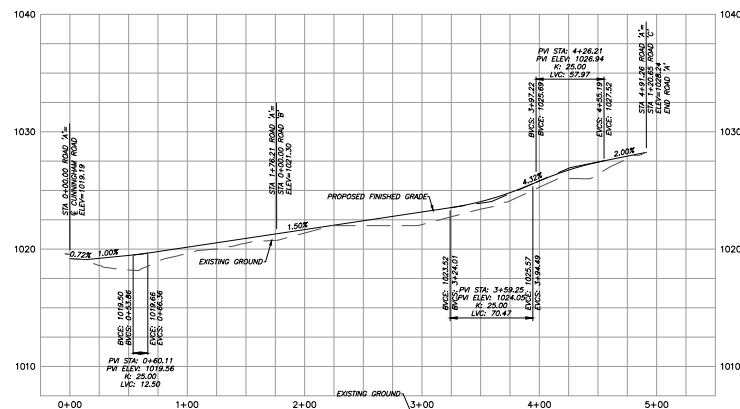
Certification of Concept Plan by a Registered Engineer  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report made to the Planning Commission.  
Registered Engineer:   
Christopher A. Sharp, P.E.  
Tennessee License No. 108984  
Date: 5/15/2025

DWG: CLM	CHK: CAS	DWG. NO. 2501001
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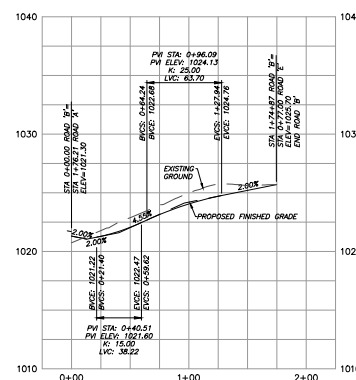
2	5/29/25	GENERAL REVISIONS	
1	5/15/25	GENERAL REVISIONS	
REVISION	DATE	DESCRIPTION	

MPC FILE# 6-SD-25-C/6-J-25-DP

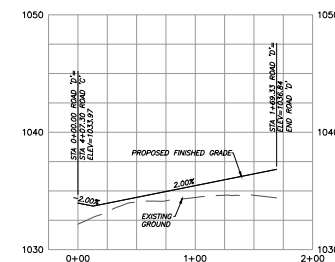




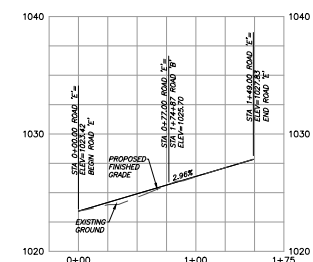
PROFILE-ROAD 'A'  
1"=50' (HORIZONTAL)  
1"=5' (VERTICAL)



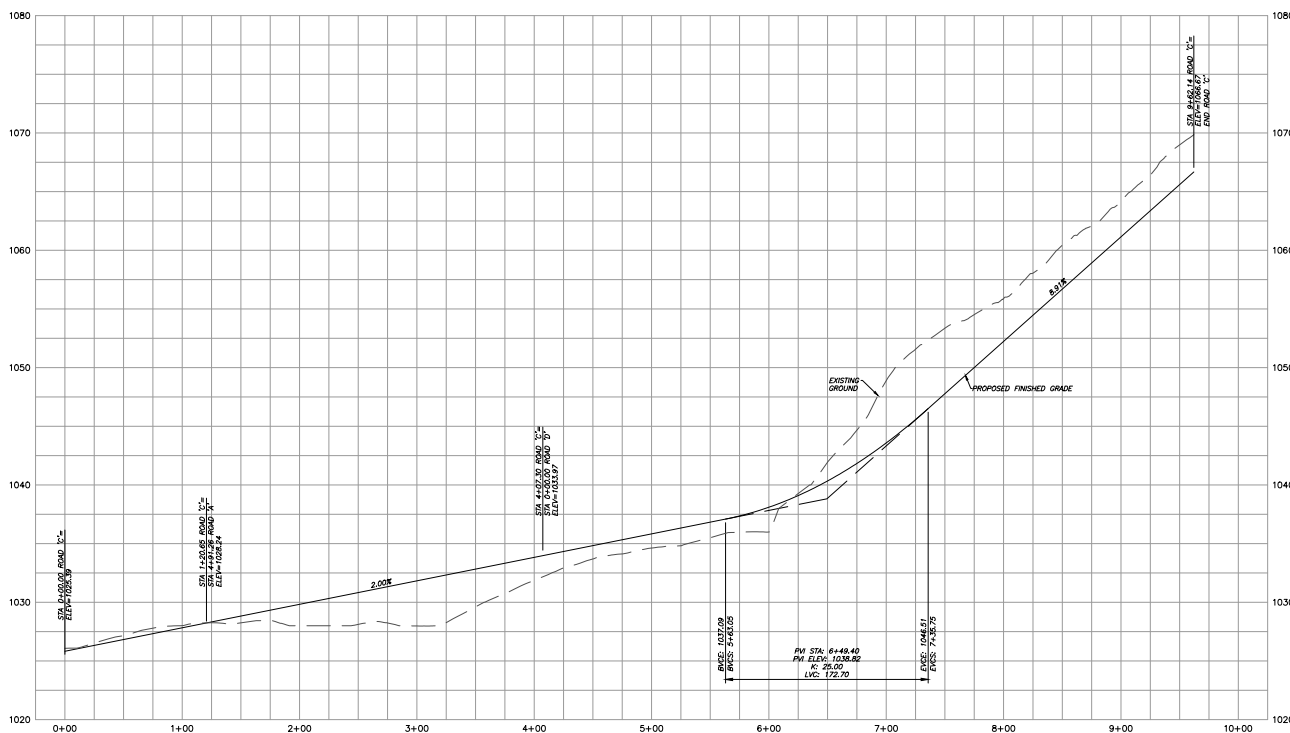
PROFILE-ROAD 'B'  
1"=50' (HORIZONTAL)  
1"=5' (VERTICAL)



PROFILE-ROAD 'D'  
1"=50' (HORIZONTAL)  
1"=5' (VERTICAL)



PROFILE-ROAD 'E'  
1"=50' (HORIZONTAL)  
1"=5' (VERTICAL)



PROFILE-ROAD 'C'  
1"=50' (HORIZONTAL)  
1"=5' (VERTICAL)

MPC FILE# 6-SD-25-C/6-J-25-DP

Certification of Concept Plan by Registered Engineer  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Union County Subdivision Regulations except as has been itemized and described in a report submitted to Planning Commission.  
Registered Engineer: *Christopher A. Sharp, P.E.*  
Tennessee License No. 108984  
Date: 5/15/2025

SHEET C-6

ROAD PROFILE <b>2720 CUNNINGHAM ROAD</b> SITE ADDRESS: 2720 CUNNINGHAM ROAD (37918)		
DEVELOPER:	EAGLE BEND DEVELOPMENT LLC 1920 EBENEZER ROAD KNOXVILLE, TN 37922	
DIST. NO. E6	CLT MAP 48	KNOX CO., TN PARCELS 27, 28, 28.02 SCALE: AS NOTED JULY 11, 2024
URBAN ENGINEERING, INC. 10330 HARDIN VALLEY ROAD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2501001

REVISION	DATE	DESCRIPTION	BY
1	5/15/25	GENERAL REVISIONS	BS

The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

## HARDSHIP CONDITIONS TO BE MET:

- 1 Conditions Required:** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may, after written application, grant variations to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
- 2 Evidence of Hardship Required:** The Planning Commission shall not grant variations to these regulations if the purpose of the variation is solely for financial gain. The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that the following hardships are met:
  - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
  - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
  - c. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

***By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.***

**Chris Sharp**Digitally signed by Chris Sharp  
Date: 2025.05.29 14:32:51  
+04'00'**Christopher Sharp****5/29/25**

Signature

Printed Name

Date

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

## **1. VARIANCE REQUESTED:**

REDUCE THE DISTANCE BETWEEN BROKEN BACK CURVES FROM 150 TO 135 BETWEEN STATIONS 2+97.49 & 4+32.12 (ROAD C)

**Specify the hardship that would result for each of the variance criteria:**

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

We are attempting to avoid as much as possible the relatively steep grades that abut the property at 6920 Shady Lane.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

The property is constrained between stations 0+1+50 and 7+00-9+62 (Road C). There is not sufficient room to effectively construct two curves with acceptable radii and achieve the required tangent distance between broken back curves.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

Granting the variance will not create an unsafe condition or negatively impact neighboring properties.

***To be completed by the City or County Department of Engineering, as applicable:***

Engineering supports the variance requested (to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Approve the variance based upon the applicants justification. SE

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

## **2. VARIANCE REQUESTED:**

**Specify the hardship that would result for each of the variance criteria:**

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:
  
  
  
  
  
  
  
  
  
  
- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.
  
  
  
  
  
  
  
  
  
  
- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

***To be completed by the City or County Department of Engineering, as applicable:***

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

### **3. VARIANCE REQUESTED:**

**Specify the hardship that would result for each of the variance criteria:**

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:
  
  
  
  
  
  
  
  
  
  
- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.
  
  
  
  
  
  
  
  
  
  
- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

***To be completed by the City or County Department of Engineering, as applicable:***

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

#### **4. VARIANCE REQUESTED:**

**Specify the hardship that would result for each of the variance criteria:**

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:
  
  
  
  
  
  
  
  
  
  
- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.
  
  
  
  
  
  
  
  
  
  
- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

***To be completed by the City or County Department of Engineering, as applicable:***

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

## **5. VARIANCE REQUESTED:**

**Specify the hardship that would result for each of the variance criteria:**

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:
  
  
  
  
  
  
  
  
  
  
- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.
  
  
  
  
  
  
  
  
  
  
- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

***To be completed by the City or County Department of Engineering, as applicable:***

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:



# Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

## Alternative Design Standards Requiring Planning Commission Approval

Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County

Section 3.03.E.1.e – Maximum grade of private right-of-way

Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots

Section 3.04.H.2 – Maximum grade, public streets

Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

## Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots

Section 3.04.A.3.c – Right-of-way dedication, new subdivisions

Section 3.04.F.1 – Right-of-way reduction, local streets

Section 3.04.G.1 – Pavement width reduction, local streets

Section 3.04.H.3 – Intersection grade, all streets

Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones

Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones

Section 3.11.A.2 – Standard utility and drainage easement

***By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.***

**Chris Sharp**

Digitally signed by Chris Sharp  
Date: 2025.04.23 12:36:25  
-04'00'

Christopher Sharp

4/23/25

Signature

Printed Name

Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

### 1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the pavement width from 26' to 24' (Roads B&E) to allow more depth for driveways and utilities.

**Approval required by:** Planning Commission ☒ Engineering ☐

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☒ NO ☐

**Engineering Comments:**

Approve the reduction for the private roads. SE

### 2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the c.l. radius from 250' to 200' between stations 4+32.12 & 6+21.52 (Road C) to leave tangent distance between the end of the curve and the intersection with Road D.

**Approval required by:** Planning Commission ☒ Engineering ☐

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☒ NO ☐

**Engineering Comments:**

Approve SE

### 3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the right of way width from 50' to 40' (Roads B & E).

**Approval required by:** Planning Commission ☐ Engineering ☒

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☒ NO ☐

**Engineering Comments:**

Approve the reduction for the private roads. SE

#### 4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the c.l. grade from 1% to 2% (Roads B,C & D) to create a defined drainage path.

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Approve SE

#### 5. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the road frontage from 25' to 24' along Roads B & E.

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:



# 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.

Mesana Investments, LLC

Option Holder

Applicant Name

Affiliation

4/28/25

6/12/25

File Number(s)

Date Filed

Meeting Date (if applicable)

6-SD-25-C  
6J-25-DP

## Correspondence

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

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

Chris Sharp

Urban Engineering, Inc.

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

Address

City

State

ZIP

(865) 966-1924

Phone

Email

## Current Property Info

~~Robert Brewer~~ Butcher

6916 Shady Lane (37918)

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2720 Cunningham Road (37918)

048 027 &amp; 048 02802

Property Address

Parcel ID

HPUD

HPUD

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use 14 ATTACHED DWELLINGS +

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

43 DETACHED DWELLINGS

## Subdivision Request

<b>2720 CUNNINGHAM ROAD</b> Proposed Subdivision Name		RELATED REZONING FILE NUMBER
Unit / Phase Number	Proposed Number of Lots (total) <b>57</b>	

☐ Combine Parcels    ☐ Divide Parcel

☐ Other (specify) \_\_\_\_\_

Specify if requesting: ☐ Variance    ☒ Alternative design standard

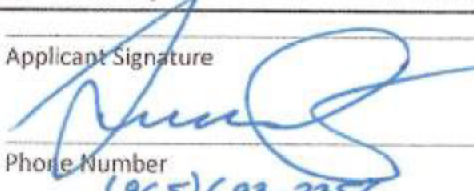
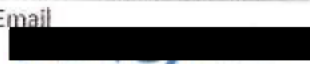
Specify if a traffic impact study is required: ☒ Yes (required to be submitted with application)    ☐ No

## Zoning Request

<input type="checkbox"/> Zoning Change Proposed Zoning _____ Proposed Density (units/acre, for PR zone only) _____		PENDING PLAT FILE NUMBER
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s) _____		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests _____
<input type="checkbox"/> 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

<b>Lynn Bailey</b> <small>dotloop verified 04/23/25 10:27 AM EDT H2B4-V2LZ-AUNJ-SOV3</small>	<b>Pennye Brewer</b> <small>dotloop verified 04/23/25 3:01 PM CDT YON3-SLCR-DBNX-XQCA</small>
Applicant Signature 	Print Name / Affiliation <b>Scott Davis</b>
Phone Number <b>(865) 693-3352</b>	Email 
Property Owner Signature <b>Robert L. Butcher</b> <small>dotloop verified 04/23/25 4:14 PM EDT YXLY-JTNL-NFJN-R5QH</small>	Date <b>4-24-2025</b>
Please Print <b>Robert L. Butcher</b>	Date Paid

## Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0102			\$1,600.00



# 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.*

**05/30/2025**

**06/13/2025**

Date to be Posted

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

AuthenticSign  
  
Applicant Signature

Scott Davis  
Applicant Name

04/27/25  
Date