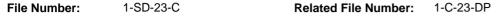
# **CASE SUMMARY**

## APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**



Application Filed: 11/28/2022 Date of Revision:

Applicant: MESANA INVESTMENTS, LLC



## PROPERTY INFORMATION

**General Location:** East side of Fox Rd, north of Foxvue Rd

Other Parcel Info.:

Tax ID Number: 143 112.01, 112 (PART OF) Jurisdiction: County

Size of Tract: 0.96 acres

Access is via Fox Road, a minor collector street with a 30-ft pavement width within a right-of-way with

varying width.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use: North: Single family residential -- RA (Low Density Residential)

South: Agriculture/forestry/vacant -- PR (Planned Residential)
East: Agriculture/forestry/vacant -- PR (Planned Residential)

West: Fox Road, I-140 -- ROW (Right-of-Way)

Proposed Use: Detached residential subdivision Density: 4.17 du/ac

Sector Plan: Southwest County Sector Plan Designation: LDR (Low Density Residential)

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** 

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

Street: 0 FOX RD

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

**History of Zoning:** 

## PLAN INFORMATION (where applicable)

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Current Plan Category: LDR (Low Density Residential)

**Requested Plan Category:** 

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Fox Road Development

No. of Lots Proposed: 4 No. of Lots Approved: 0

Variances Requested: See 12-SB-22-C

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 Concept Plan subject to 1 condition.

Staff Recomm. (Full): 1) Meeting all conditions of 12-SB-22-C, approved by the Planning Commission on December 8, 2022.

Comments: This proposal is phase II of the Fox Road Subdivision (Development) on Fox Road, adding 4 lots near

the entry to the subdivision. The lots were not included in Phase I because the subject property had not yet been rezoned. There will be 94 total lots in both phases with a combined density of 3.83 du/ac. If Knox County Commission rezones the .96 acre property to PR (Planned Residential) up to 4 du/ac as recommended by the Planning Commission (12-M-22-RZ), the entire subdivision will be zoned PR up

to 4 du/ac.

Action: Approved with Conditions Meeting Date: 1/12/2023

**Details of Action:** 

**Summary of Action:** Approve the Concept Plan subject to 1 condition.

Date of Approval: 1/12/2023 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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