

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 1-SD-23-C Related File Number: 1-C-23-DP
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
Accessibility: 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)

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: