

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 2-SB-21-C                      Related File Number: 2-D-21-UR  
Application Filed: 12/28/2020              Date of Revision:  
Applicant: W. SCOTT WILLIAMS & ASSOCIATES

## PROPERTY INFORMATION

**General Location:** South side of Kimberlin Heights Rd., west side of Bays Mountain Rd. at their intersection  
**Other Parcel Info.:**  
**Tax ID Number:** 126 13803                      **Jurisdiction:** County  
**Size of Tract:** 3.29 acres  
**Accessibility:** Access is via Kimberlin Heights Road, a minor arterial with a pavement width of 20 feet within a right-of-way width of 60 feet, and via Bays Mountain Road, a local street, with a pavement width of 20 feet within a right of way width of 40 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Public/Quasi-Public, agriculture - AG (Agriculture)  
South: Single family residential - AG (Agriculture)  
East: Church, single family residential - AG (Agriculture)  
West: Rural residential - AG (Agriculture)  
**Proposed Use:** Detached residential subdivision                      **Density:** 2.74  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 0 Bays Mountain Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**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: Camp Fox  
No. of Lots Proposed: 9 No. of Lots Approved: 0  
Variances Requested: None  
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 7 conditions.  
Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.  
2. Providing a turnaround for the driveway on Lot 1 and placing the driveway as close to the south property line as possible, with the location of the driveway to be approved by Knox County Engineering and Public Works during the design plan phase and shown on the plat.  
3. Providing a note on the plat that the minimum finished floor elevation is 923, or as otherwise required by Knox County Engineering and Public Works during the design plan phase.  
4. Providing the required stream buffer for the blue line shown on the USGS Quad map along the Bays Mountain Road frontage unless it is determined to be a wet weather conveyance or that it has been previously rerouted upstream from this property.  
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
6. Placing a note on the final plat that all lots will have access only to Bays Mountain Road.  
7. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: The applicant is proposing to subdivide this 3.29-acre tract into 9 detached residential lots at a density of 2.74 du/ac. The lots will directly front on and have driveway access to Bays Mountain Road. Lot 1, which is located at the intersection of Kimberlin Heights Road and Bays Mountain Road, is required to locate the driveway as close as possible to the southern property line and have a turn around so vehicles are not required to back into the road close to the intersection. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac in August 2020 (7-A-20-RZ). The Planning Commission recommended approval of 2 du/ac.

Cement Mill Creek flows along the western boundary (rear) of this subdivision and flows under Kimberlin Heights Road. The houses must be elevated above the lowest point of Kimberlin Heights Road so the new houses will not be flooded if the culvert is blocked with debris.

The USGS quad map shows a blueline stream along the eastern boundary of this site, along the Bays Mountain Road frontage. It appears that this stream branch has been rerouted upstream from this property and no longer flows in this location, however, a stream determination will still need to be provided to Knox County Engineering and Public Works during the design plan phase. If this is determined to be a stream then the appropriate stream buffers will be required and the lots may need to be modified.

Action: Approved Meeting Date: 2/11/2021

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 7 conditions.

Date of Approval: 2/11/2021 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Chancery Court

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**