

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 4-SB-25-C      Related File Number:  
Application Filed: 2/21/2025      Date of Revision:  
Applicant: JONATHAN LYONS

## PROPERTY INFORMATION

General Location: East side of Midway Rd, southside of Thorn Grove Pike  
Other Parcel Info.:  
Tax ID Number: 74 102, 103, 104      Jurisdiction: County  
Size of Tract: 9.12 acres  
Accessibility: Access would be via Midway Road, a minor arterial with a pavement width of 20 ft within a right-of-way which varies from 50-ft to 65-ft, and Thorn Grove Pike, a minor arterial with a pavement width of 33 ft within a 69-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential  
Surrounding Land Use: North: Single family residential, agriculture/forestry/vacant land - EC(k) (Employment Center, with Conditions)  
South: Agriculture/forestry/vacant land - C-H-2 (Highway Commercial)  
East: Single family residential, rural residential - A (Agricultural)  
West: Multifamily, single family residential, under construction/other uses (future Greenheck/Midway Business Park site) - A (Agricultural), EC(k) (Employment Center, with Conditions)  
Proposed Use:      Density: 0.66 du/ac  
Planning Sector: East County      Plan Designation: RL (Rural Living), HP (Hillside Ridgeline Protection)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 824 MIDWAY RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)  
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: Resubdivision of 360 Surveying &amp; Mapping Property

No. of Lots Proposed: 6 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 3 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to Lot 1 meeting the driveway corner clearance requirements in Table 3, Section 3.51.02.C of the Knox County Zoning Ordinance. If a driveway is permissible along its own road frontages, the location of the driveway must be shown on the final plat. If access cannot be provided along its own road frontages, access must be provided via an approved access easement on an adjacent lot.

2) Providing a note on the final plat that all lots must provide a vehicular turnaround on the lot to eliminate backing out onto the public street.

3) Connecting to sanitary sewer if the appropriate Utility Agency determines it is available. If sanitary sewer is not available, the Knox County Health Department must approve subsurface sewage disposal for each lot.

Comments: This subdivision involves 6 lots, but only creates 3 new lots. Lots 5 and 6 are exist parcels that were created by deed and have never been platted, but are being modified to include additional acreage.

Midway Road and Thorn Grove Pike are both classified as minor arterials by the Major Road Plan. The minimum driveway corner clearance is 200 ft per Table 3, Section 3.51.02.C of the Knox County Zoning Ordinance. The corner clearance is measured from the intersection of street right-of-way lines on a corner lot and a driveway opening at the right-of-way line. Lot 1 has approximately 206 ft of frontage on Midway Road, which is not enough frontage to allow a driveway with the minimum width of 10 ft. The lot would need 210 ft of frontage. If it is determined that the lot does have enough frontage for a driveway, or the Knox County Board of Zoning Appeals approves a variance to reduce the minimum corner clearance, the approved location of the driveway must be shown on the final plat. If access cannot be provided along its own road frontages, access must be provided via an approved access easement on an adjacent lot. The plan currently proposes access for Lot 1 via the access easement that crosses Lot 4.

Action: Approved with Conditions

Meeting Date: 4/10/2025

Details of Action:

Summary of Action: Approve the concept plan subject to 3 conditions.

Date of Approval: 4/10/2025

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:

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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**