

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 8-SA-25-C Related File Number: 8-E-25-DP
Application Filed: 6/23/2025 Date of Revision:
Applicant: W SCOTT WILLIAMS & ASSOCIATES

PROPERTY INFORMATION

General Location: Southwest corner of the intersection of Kimberlin Heights Rd & Bays Mountain Rd
Other Parcel Info.:
Tax ID Number: 126 13803 Jurisdiction: County
Size of Tract: 3.29 acres
Accessibility: Access would be via Bays Mountain Road, a local street with a pavement width of 17 ft within a right-of-way which varies from 40 ft to 50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Agriculture/forestry/vacant land, public/quasi public land (university) - A (Agricultural)
South: Single family residential - A (Agricultural)
East: Public/quasi public land (church), single family residential - A (Agricultural)
West: Rural residential - A (Agricultural)
Proposed Use: 9 Residential Lots Density:
Planning Sector: South County Plan Designation: RL (Rural Living)
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) up to 3 DU/AC
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 S/D

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: Whitney Warner

Staff Recomm. (Abbr.): Approve the Concept Plan subject to 8 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Placing a note on the final plat that all lots will have access only to Bays Mountain Road.
3. 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.
4. Providing a turnaround for the driveway on Lot 1.
5. 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.
6. Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval regarding a potential stream shown on the plan.
7. Meeting all applicable requirements of the Knox County zoning ordinance.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments: This concept was approved in 2021 (2-SB-21-C/2-D-21-UR) and has since expired. Pursuant to Tennessee Code Annotated (TCA) Section 13-3-413, a Concept Plan shall be vested for a period of three (3) years from the date of Planning Commission approval. The vesting period shall expire if site preparation has not commenced, all necessary permits are not obtained, and the Final Plat is not approved within the three (3) year vesting period. This provision is not intended to limit additional vesting periods that may apply pursuant to Section 13-3-413 of TCA.

The only change from the 2021 approval is that sidewalks are no longer required since Gap Creek Elementary is scheduled to close. One of the criteria for requiring sidewalks is proximity to schools.

Action: Approved with Conditions

Meeting Date: 8/14/2025

Details of Action:

Summary of Action: Approve the Concept Plan subject to 8 conditions.

Date of Approval: 8/14/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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: