

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Pebble Creek Subdivision
No. of Lots Proposed: 11 No. of Lots Approved: 11
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 6 conditions.
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting other relevant utility provider requirements, including but not limited to purchasing the required amount of sewer shares for house lots.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. 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, 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.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Adding the non-disturbance area to the final plat for lot 11 as shown on sheet CP-1, consistent with the condition of the PR zoning.

Comments: The applicant is proposing to subdivide this 16.75-acre tract into 11 detached residential lots. Ten lots are located north of Williams Branch Creek, ranging in size from 0.216 acres to 0.258 acres. The remaining 13.5 acres are in lot 11. The property was rezoned from A (Agricultural) to PR(k) up to 3.5 du/ac in August 2023 (6-H-23-RZ), subject to the condition that the portion of the parcel with slopes of 25 percent or greater shall be left undisturbed, as delineated in the slope analysis map.

NOTE: According to the parcel map, the calculated acreage of the property is 13.5 acres. However, according to the deed, the acreage is 16.54 acres, and the concept plan states the acreage is 16.75 acres. Regardless of the actual acreage, the proposed density of 0.67 du/ac based on the concept plan acreage (16.75 acres) is well below the maximum allowed of 3.5 du/ac.

Action: Approved with Conditions Meeting Date: 12/12/2024

Details of Action:

Summary of Action: Approve the Concept Plan subject to 6 conditions.

Date of Approval: 12/12/2024 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: