

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 3-SG-25-C Related File Number:
Application Filed: 1/28/2025 Date of Revision:
Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: North side of Graves Road, north of N Ruggles Ferry Pike
Other Parcel Info.:
Tax ID Number: 52 04005, 04006 Jurisdiction: County
Size of Tract: 13.68 acres
Accessibility: Access is via Graves Road, a local street with 18 ft of pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Water, Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Water - F (Floodway)
South: Rural residential - A (Agricultural)
East: Rural residential, water - A (Agricultural), F (Floodway)
West: Rural residential, single family residential - A (Agricultural)
Proposed Use: Divide both parcels to create one new lot. Density: 0.22 du/ac
Planning Sector: East County Plan Designation: RL (Rural Living), SP (Stream Protection), HP (Hillside Ridg)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1221 GRAVES RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: F (Floodway), 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: Piper Property on Holston River
No. of Lots Proposed: 3 No. of Lots Approved: 3
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 3 conditions.
Staff Recomm. (Full):
1. Meet all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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.

Comments: This proposal is for a 3-lot residential subdivision on 13.68 acres. In 2001, this property was approved as part of a 7-lot subdivision consisting of 36.34 acres (6-SA-01-C). Staff recommended a condition that Graves Road be widened to 20 ft from the development back to Ruggles Ferry Pike for any additional lots due to the narrow road width, which varied from 16-18 ft. The Planning Commission revised this condition so that lots could not be further subdivided unless a revised concept plan was submitted and approved by the Planning Commission (included as a note on the plat, instrument# 200201230059993). However, since this proposal is for one additional lot, which will not add significant traffic to the road, Engineering and Public Works has said they will not require any road widening on Graves Road.

The property is zoned A (Agricultural) and has F (Floodway) zoning along the river. The A zone requires a minimum lot size of 1 acre. The proposed lots are 4.56 acres and are generally equivalent to the lot sizes in the existing area.

The small portion of the property along the river has the HP (Hillside Protection) and SP (Stream Protection) designations, which recognize the steep slopes and FEMA flood zone along the river.

Action: Approved with Conditions Meeting Date: 3/13/2025

Details of Action:

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

Date of Approval: 3/13/2025 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:

