Planning
KNOXVILLE | KNOX COUNTY

TO: Knoxville-Knox County Planning Commission
FROM: Andrea Kupfer, AICP | Planning Services Supervisor
DATE: June 3, 2026
FILE #: 5-A-26-OB, Agenda #29
SUBJECT: Amendments to the Knoxville-Knox County Subdivision Regulations

RECOMMENDATION

Approve the proposed amendments to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations, as identified in Exhibit A.

BACKGROUND

Earlier this year, the state legislature changed the date when development rights become vested from the date when a preliminary development plan is approved to the date when the applicant submits the required documentation to receive approval of a development plan.

PROPOSED AMENDMENTS

Section 2.07.F (Vesting Period of Concept Plan)

Pursuant to Section 13-3-413 of TCA, a Concept Plan shall be vested for a period of three (3) years beginning on ~~from~~ the date of submission of a completed application to Knoxville-Knox County Planning. ~~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.~~ Vesting rights shall follow the applicable time periods established under the applicable sections of the TCA as identified above in effect at the time of submission. This provision is not intended to ~~limit additional vesting periods that may apply pursuant to Section 13-3-4-3 of TCA~~ supersede the City of Knoxville of Knox County zoning ordinances.

2.07 CONCEPT PLAN – MAJOR SUBDIVISIONS

A. Purpose

The Concept Plan is the first official plan required by these regulations for a major subdivision of land as identified below in Section 2.07.B. The purpose of this plan is to provide the Planning Commission and the Planning staff with sufficient information to determine the practicality, suitability, and conformance with regulations of the proposed Concept Plan.

B. When Concept Plans are Required

A Concept Plan shall be required for any major subdivision that will divide land into six (6) or more lots, or include the construction and dedication of a public street. A Concept Plan may be required by staff pursuant to Section 2.09.D for subdivisions with private rights-of-way, or due to drainage, grading, topographic, environmental, access, or other such problems.

C. Submission of Concept Plan

A formal application for Concept Plan approval by the Planning Commission shall be made by the applicant according to the requirements of Knoxville-Knox County Planning. Sufficient copies of the plan and related data, as required in these regulations, shall be submitted to Planning staff for distribution to each utility and administrative agency having subdivision review responsibility.

Pursuant to Section 13-3-414 of TCA, the developer is responsible for notifying the operator of the natural gas transmission pipeline of the planned development no later than ten (10) days from the date of application for approval of the development, or ninety (90) days prior to commencement of construction, whichever is earlier. Planning staff will notify the applicant when property identified on the Concept Plan lies within 660 feet of a natural gas transmission pipeline.

D. Public Hearing

The Planning Commission shall consider the Concept Plan in a public hearing at its first regular meeting consistent with the closing date for filing applications as prescribed by Knoxville Knox County Planning. The applicant will be notified of such hearing in

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accordance with Section 2.02.B.6. of these regulations and the applicant or the applicant's representative should be present.

E. Planning Commission Action

Following the public hearing, the Planning Commission will consider all recommendations and approve, approve subject to conditions, disapprove, postpone action or permit withdrawal of the Concept Plan.

1. Approval of the Concept Plan by the Planning Commission is conditional on certification of engineering documentation that the proposed development meets the development standards of Knox County or the City of Knoxville, and of the authorities having development review responsibilities, and all applicable regulations in effect at the time of certification of Design Plan.

F. Vesting Period of Concept Plan

Pursuant to Section 13-3-413 of TCA, a Concept Plan shall be vested for a period of three (3) years ~~from~~ beginning on the date of submission of a completed application to Knoxville-Knox County Planning. ~~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.~~ Vesting rights shall follow the applicable time periods established under the applicable sections of the TCA as identified above in effect at the time of submission. This provision is not intended to ~~limit additional vesting periods that may apply pursuant to Section 13-3-413 of TCA.~~supersede the City of Knoxville or Knox County zoning ordinances.

G. Concept Plan

The Concept Plan shall consist of a scaled drawing of the proposed subdivision, showing the proposed roadway and lot layout, and a general drainage plan. The drawing shall generally be contained on one sheet at a scale of not more than one hundred (100) feet to the inch. For large plans which cannot meet these specifications, the Planning staff may allow the submission of drawings on multiple pages and/or a scale of up to two hundred (200) feet to the inch. The following information shall be shown on the plan:

1. Location Map