



4.2 Overview of the Site Development Process

4.2.1 Development Process Flow Charts

Figure 4-1 presents a detailed sequence for the subdivision development process in Knox County, from initial consideration of zoning to the point that a building permit would be obtained for single lots. Note that the graduated shading in Figure 4-1 indicates which agency (e.g., MPC, Knox County Engineering, etc.) is primarily responsible for the task or review. MPC is responsible for receipt and coordination of the concept plan reviews with the appropriate reviewing agencies and the developer.

In general during the subdivision development process, two (2) plans and one (1) plat are required to be submitted: the concept plan; the design plan (which includes the stormwater management plan); and the preliminary plat. The requirements of the concept plan and plat, and more general requirements for the design plan are presented in the Knoxville-Knox County Minimum Subdivision Regulations. Specific requirements of the portion of the design plan dedicated to stormwater management (i.e., the stormwater management plan) are contained in the Knox County Stormwater Management Ordinance and this manual.

Figure 4-2 presents a detailed sequence for the site plan (i.e., building permit) process in Knox County. The notable difference of Figure 4-2 from the previous figure is that MPC handles very little of the site planning process. Design plans are submitted by the applicant directly to Knox County and other appropriate agencies.