

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 11-SG-23-C                      Related File Number:  
Application Filed: 9/26/2023                      Date of Revision:  
Applicant: W. SCOTT WILLIAMS AND ASSOCIATES

## PROPERTY INFORMATION

General Location: East side of Brownvue Rd at its terminus  
Other Parcel Info.:  
Tax ID Number: 91 14                      Jurisdiction: County  
Size of Tract: 7.86 acres  
Accessibility: Access is via Brownvue Road, an unstriped local road with a pavement width that varies from approximately 14 ft to 16 ft within a 36-ft wide right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use: North: Single family residential - A (Agricultural)  
South: Rural residential - A (Agricultural)  
East: Single family residential, agriculture/forestry/vacant - A (Agricultural)  
West: Rural residential, single family residential - RA (Low Density Residential)  
Proposed Use:                      Density: 1.27 du/ac  
Sector Plan: Northwest County                      Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 0 BROWNVUE RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Brownvue Road Development  
No. of Lots Proposed: 10      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 5 conditions.  
Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.  
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
4. 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, and/or stormwater drainage systems.  
5. Adding a note to the final plat that any future subdivision will require Brownvue Road improvements.

Comments: This proposal is for a 10-lot residential subdivision on this 7.8634-acre property. The majority of the property is within the HP (Hillside Protection) area. The property is zoned RA (Low Density Residential), which requires a minimum lot size of 10,000 sqft for single family homes. The proposed lots are mostly larger than that, averaging approximately 0.5 acres.

Brownvue Road has a pavement width that varies, but is as narrow as 14 ft in some locations, and it is not striped. The paved area of the cul-de-sac will be improved to have a radius of 40-ft to meet current standards. Brownvue Road will require further improvements if built out with more than the 10 lots shown on this concept plan according to the Knox County Department of Engineering and Public Works. Drainage improvements will also be required to prevent any flooding of downstream property, which will be worked out during the design phase.

Action: Approved with Conditions      Meeting Date: 11/9/2023

Details of Action:

Summary of Action: Approve the concept plan subject to 5 conditions.

Date of Approval: 11/9/2023      Date of Denial:      Postponements:

Date of Withdrawal:      Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Chancery Court

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: