

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 12-SE-24-C      Related File Number: 12-H-24-DP  
Application Filed: 11/1/2024      Date of Revision:  
Applicant: BALL HOMES, LLC

## PROPERTY INFORMATION

General Location: North and east sides of Brackett Rd, north of Tall Shadow Ln  
Other Parcel Info.:  
Tax ID Number: 20 13207      Jurisdiction: County  
Size of Tract: 34.7 acres  
Accessibility: Access is via Brackett Road, a local street with 17-20 ft of pavement width within 40-ft of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use: North: Agriculture/forestry/vacant land, rural residential - A (Agricultural)  
South: Agriculture/forestry/vacant land, single family residential - A (Agricultural), PR (Planned Residential) < 3 du/ac  
East: Agriculture/forestry/vacant land, rural residential - A (Agricultural)  
West: Agriculture/forestry/vacant land - A (Agricultural)  
Proposed Use: Detached residential subdivision      Density: 1.99 du/ac  
Planning Sector: Northeast County      Plan Designation: RL (Rural Living), SP (Stream Protection), HP (Hillside Ridg  
Growth Policy Plan: Rural Area  
Neighborhood Context:

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

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

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2 du/ac  
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: Brackett Rd Subdivision  
No. of Lots Proposed: 69                      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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the Concept Plan subject to 12 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. Implementing the recommendations of the Brackett Road Subdivision Transportation Impact Analysis (TIA) (Ardurra, 10/28/2024 & 11/11/2024) as required by Knox County Engineering and Public Works during the design plan phase. If the TIA is further revised, it must be submitted to Planning staff for review and approval by all applicable agencies.
- 4. If the Knox County Department of Engineering and Public Works determines that the width of Brackett Road is less than 18 ft wide between the intersections of Road 'A' and Tall Shadow Lane, the applicant must widen the deficient sections of Brackett Road between these intersections to a minimum width of 18 ft.
- 5. Before the final plat for phase 1 of this subdivision can be certified for recording, the eastbound left turn lane on E. Emory Road at the Brackett Road intersection must be installed, or a memorandum of understanding (MOU) with Knox County Engineering and Public Works to construct the turn lane must be in place per condition #6.
- 6. Entering into an MOU with Knox County Engineering and Public Works for completing off-site improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102). The cost of these improvements is the responsibility of the property owner.
- 7. 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 an 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.
- 8. The maximum number of lots shall be consistent with condition #2 of the associated development plan (12-H-24-DP).
- 9. Certify the minimum sight distance can be obtained looking to the right (westbound) on Brackett Road at the Road 'A' intersection, with documentation provided to the Knox County Department of Engineering and Public Works for review and approval during the design plan phase.
- 10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 11. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 12. 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.

Comments: This proposal subdivides this 34.7-acre property into 69 detached residential lots at a 1.99 du/ac density. The property was rezoned from A (Agricultural) to PR up to 2 du/ac in November 2007 (10-U-07-RZ).

The proposed access point to Brackett Road is perpendicular to the center of a sharp curve. The transportation impact analysis (TIA) recommends considering the conversion of this intersection into a three-legged, all-way stop-controlled intersection due to the sharp horizontal curve in Brackett Road. After considering the potential options, Knox County Engineering and Public Works determined their preference is only to require Road 'A' to have a stop condition, leaving Brackett Road as-is.

When the adjacent Isabel Estates Subdivision was approved in 2021, there was a condition that only 66 lots could be platted before an eastbound left turn lane on E. Emory Road would be required at the

Brackett Road intersection. The Isabel Estates Subdivision has platted 66 lots but has yet to construct the required turn lane. The lots within this subdivision cannot be platted until the left turn lane is constructed.

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

**Details of Action:**

**Summary of Action:** Approve the Concept Plan subject to 12 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:**