



**PLAN INFORMATION (where applicable)**

Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: 2921 Bradley Lake Lane

No. of Lots Proposed: 81      No. of Lots Approved: 0

Variances Requested: VARIANCES  
None.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the centerline radius from 250 ft to 175 ft. (STA 5+76.63 Road B).
2. Reduce the centerline radius from 250 ft to 200 ft. (STA 4+30.39 Road A).

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the intersection grade from 1% to 2% at all intersections.

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 alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 14 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
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.
4. Implementing the recommendations of the 2921 Bradley Lake Lane Subdivision Transportation Impact Study (TIS) (AJAX Engineering, 2/4/2025) as required by Knox County Engineering and Public Works during the design plan phase, including but not limited to the recommendations to re-examine the southbound left turn lane on Amherst Road at Bradley Lake Lane at full build-out of the 2921 Bradley Lake Lane Subdivision. The applicant must post a bond with Knox County Engineering and Public Works for the estimated cost of the southbound turn lane as recommended by the TIS before the final plat for the first phase of the subdivision is certified to record. Upon full build-out of the subdivision, the applicant must perform traffic counts as recommended by the TIS to determine if the turn lane warrant is met.
5. Entering into a memorandum of understanding (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. These improvements include, but are not limited to, widening the Bradley Lake Lane pavement width to 20 ft from the easternmost access point (Road C) for the proposed subdivision to the Spring Lake Farms subdivision entrance (Jumping Jack Lane), and a sidewalk on one side of Bradley Lake Lane along the subdivision's frontage per the requirements of the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code). The details regarding the road widening and sidewalk will be determined during the design plan phase.
6. Maintaining a 35 ft non-disturbance area and Type 'C' landscape screen (Exhibit C) along the west and south property boundaries, and providing a Type 'C' landscape screen between the houses and the east property boundary, per zoning condition #2 (11-K-24-RZ). This does not apply to the portion of the property zoned A (Agricultural). Existing trees that meet the intent of the Type 'C' landscape screen may count toward the screening requirement.
7. Installing high-visibility fencing at the edge of the 35-ft non-disturbance area and any existing trees

outside the non-disturbance area that are being maintained and counted towards the required Type 'C' landscape screening. The high-visibility fencing must be installed before grading activities commence and maintained until construction is complete.

8. Submitting a geotechnical report for review and approval by Knox County Engineering and Public Works during the design plan phase to determine if any areas shown as closed depression on the concept plan are required to be shown on the final plat as a closed contour sinkhole with a 50 ft buffer as required by Section 3.06.B of the Subdivision Regulations. If any building construction is proposed within the 50 ft buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability, and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50 ft buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50 ft buffer shall be designated on the final plat even if they are approved to be filled.

9. Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval during the design plan phase regarding the potential stream in the southern portion of the site. The required stream buffers must be provided on the final plat if this is determined to be a stream. This may impact the alignment of Road A, and several lots may have to be consolidated or eliminated to provide buildable area outside the stream buffers.

10. The subdivision name for the attached houses may be required to be a different name because there is not an internal road connection between the two portions of the development (Section 2.10.G.1 of the Sub Regs).

11. Installation of the sidewalk connection between the turnaround on Road C and Road B, as shown on the concept plan.

12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

13. Meeting all applicable requirements of the Knox County Zoning Ordinance.

14. 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 is a revision from a concept and development plan for 2921 Bradley Lake Lane subdivision (3-SI-25-C/3-K-25-DP). This subdivision has 81 detached residential lots on the 19.54 acres zoned PR (Planned Residential). In December 2024, the property was rezoned from A (Agricultural) to PR(k) up to 6 du/ac, subject to 4 conditions (11-K-24-RZ). In the northwest corner of the site, 0.25 acres zoned A (Agricultural) and 0.14 acres I (Industrial) are incorporated into common area. The total site area is 19.93 acres.

The previous plan Road C was private and had townhomes. Now, all the lots are single family homes on public roads. The total number of lots has been reduced from 85 to 81 lots.

**Action:** Approved with Conditions **Meeting Date:** 2/12/2026

**Details of Action:**

**Summary of Action:** Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 14 conditions.

**Date of Approval:** 2/12/2026 **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:**