CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



Application Filed: 2/23/2024 Date of Revision:

Applicant: URBAN ENGINEERING, INC.



PROPERTY INFORMATION

General Location: West side of Brakebill Rd, north of Berry Basket Dr

Other Parcel Info.:

Tax ID Number: 72 267 (PART OF) **Jurisdiction:** County

Size of Tract: 2 acres

Access is via Brakebill Road, a major collector with a 18-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use: North: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential) up to 9

du/ac, A (Agricultural)

South: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential) up to 9

du/ac

East: Agriculture/forestry/vacant land, single family residential - A (Agricultural) West: Agriculture/forestry/vacant land - PR (Planned Residential) up to 9 du/ac

Proposed Use: Density: 4 du/ac

Sector Plan: East County Sector Plan Designation: GC (General Commercial), MDR/O (Medium Densit

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context:

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

Street: 521 BRAKEBILL RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 9 du/ac

Former Zoning: Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

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Current Plan Category: GC (General Commercial), MDR/O (Medium Density Residential/Office), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Strawberry Hills - Phase 3B

No. of Lots Proposed: 8 No. of Lots Approved: 8

Variances Requested: ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING

COMMISSION APPROVAL

1) Reduce the minimum pavement width on a private right-of-way from 26 ft to 20 ft for Road 'G' and

Road 'H'.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC

WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1) Reduce the minimum corner curb radii at the intersection of Road 'G' and Road 'H' from 25 ft to 15 ft.

2) Increase the maximum intersection grade on Road 'G' at Road 'H' from 1 to 2 percent.

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 alternative design standard based on the justifications provided by the applicant and the

recommendation of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 conditions.

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.

2. Provision of street names which are consistent with the Uniform Street Naming and Addressing

System within Knox County (County Ord. 91-1-102).

3. Adhering to all applicable conditions of the previous approvals for the subdivision: 9-SB-20-C / 9-D-

20-UR and 5-SB-23-C / 5-A-23-DP.

4. The width of Road 'G' must be widened during the design plan phase per the requirements of Knox County Engineering and Public Works if determined necessary to accommodate U-turn movements.

5. Meeting all other applicable requirements of the Knox County Department of Engineering and Public

Works.

6. Place a note on the final plat that all lots will have access only to the internal street system.

7. 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.

private roads, and/or stormwater drainage systems

8. The subdivision name may be required to be modified during the final plat review to confirm with

Section 2.10.G. of the Subdivision Regulations.

Comments: This proposal is a revision to the previously approved Strawberry Hills Subdivision (9-SB-20-C / 9-D-20-

UR and 5-SB-23-C / 5-A-23-DP). The 8-lot subdivision is accessed via a private right-of-way with access directly to Brakebill Road. The original subdivision approval included lots in this area with access to an internal street. This revision is proposed because the internal street would have crossed

a stream twice. This revision will require less disturbance to the stream.

The applicant is requesting to reduce the pavement width and curb radii, and increase the intersection grade, as alternative design standards. Knox County Engineering and Public Works recommended condition #4, which may require the width of the access to Brakebill Road be increased if the requested 15 ft curb radii are installed. This is to accommodate the U-turn movement required for

southbound traffic on Brakebill Road that want to go north on the private road.

Action: Approved with Conditions Meeting Date: 4/11/2024

Details of Action:

Summary of Action: Approve the alternative design standard based on the justifications provided by the applicant and the

recommendation of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 conditions.

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Date of Approval:	4/11/2024	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?: Action Appealed?:	
	LEGIS	SLATIVE ACTION AND DI	SPOSITION
Legislative Body:			
Date of Legislative Action:		Date of Legis	lative Action, Second Reading:
Ordinance Number:		Other Ordina	nce Number References:
Disposition of Case:		Disposition o	of Case, Second Reading:
If "Other":		If "Other":	
Amendments:		Amendments	:

Effective Date of Ordinance:

Date of Legislative Appeal:

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