



**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.
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.

Date of Approval: 4/11/2024

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: