# **CASE SUMMARY**

## APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 4-SD-23-C Related File Number: 4-E-23-DP

Application Filed: 2/28/2023 Date of Revision:

Applicant: CHARLES DEFOE



## PROPERTY INFORMATION

General Location: West side of Brakebill Road, south of Suncrest Ln

Other Parcel Info.:

Tax ID Number:72 D C 002,001.01Jurisdiction:County

Size of Tract: 4.19 acres

Accessibility: Access is via Brakebill Road, a major collector road with 20-ft of pavement width within 60-ft of right-of-

way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Agriculture/Forestry/Vacant Land

Surrounding Land Use: Attached residential subdivision

Proposed Use: Attached residential subdivision Density: 6.6 du/ac

Sector Plan: East County Sector Plan Designation: MDR (Medium Density Residential)

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

**Neighborhood Context:** 

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

Street: 317 BRAKEBILL RD

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## **ZONING INFORMATION (where applicable)**

Current Zoning: PR (Planned Residential)

Former Zoning: Requested Zoning: Previous Requests:

Extension of Zone: History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

**Requested Plan Category:** 

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## SUBDIVISION INFORMATION (where applicable)

Brakebill Ridge **Subdivision Name:** 

No. of Lots Approved: 0 No. of Lots Proposed: 28

Variances Requested: **VARIANCES** 

- 1. Reduce the minimum intersection separation between the proposed road and Suncrest Lane from 300 ft to 159 ft
- 2. Reduce the minimum vertical curve from K=25 to K=20.3 at STA 1+23.2
- 3. Reduce the minimum vertical curve from K=25 to K=20.3 at STA 4+23.2
- 4. Reduce the intersection radius on the north side of the proposed road at Brakebill Road from 25 ft to 0 ft
- 5. Reduce the minimum intersection radii for a private right-of-way and pavement at the T turnaround from 25 ft to 20 ft
- 6. Reduce the minimum depth of the private right-of-way at the T turnaround from 50 ft to 30 ft

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

- 1. Reduce the minimum private right-of-way width from 50 ft to 40 ft
- 2. Reduce the minimum private right-of-way pavement width from 26 ft to 24 ft

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

\*\* See attached variance and alternative design request form

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Approve the requested variances and alternative design standard based on the based on the Staff Recomm. (Abbr.):

justifications provided by the applicant and the recommendations of the Knox County Department of

Engineering and Public Works.

Approve the Concept Plan and the curbless private road, subject to 5 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 in Knox County (Ord. 91-1-102).

3. Installing a sidewalk along the Brakebill Road frontage if required by Knox County Engineering and

Public Works during the design plan phase

4. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited

to the driveway and curb cut width standards in Article 3 (Off-Street Parking Requirements). 5. Meeting all applicable requirements of the Knox County Engineering and Public Works.

This proposal is a revision to the previously approved concept plan (6-SB-23-C / 6-B-23-UR). This Comments:

proposal increases the number of dwellings from 27 to 28, and modifies the peripheral setback

reduction request.

This proposal is for a 28-lot attached residential development on 4.224 acres at a density of 6.6 du/ac. The property was rezoned from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential) up to 7 du/ac in May 2022 (4-I-22-RZ). The proposed private right-of-way is 40 ft wide with a pavement width of 24 ft. The road will be curbless and utilize swales for stormwater drainage as part

of a low impact design.

Action: Approved with Conditions Meeting Date: 4/13/2023

**Details of Action:** 

**Summary of Action:** Approve the requested variances and alternative design standard based on the based on the

justifications provided by the applicant and the recommendations of the Knox County Department of

Engineering and Public Works.

Approve the Concept Plan and the curbless private road, subject to 5 conditions.

**Date of Denial:** Date of Approval: 4/13/2023 Postponements:

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Date of Withdrawal:	Withdrawn prior to publication?:   Action Appealed?:
LEGISLATIVE ACTION AND DISPOSITION	
_egislative 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:
f "Other":	If "Other":

**Amendments:** 

**Effective Date of Ordinance:** 

Date of Withdrawal:

**Amendments:** 

**Date of Legislative Appeal:** 

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