

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 5-F-25-DP **Related File Number:** 5-SB-25-C
Application Filed: 3/24/2025 **Date of Revision:**
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: West side of Brakebill Rd, southeast terminus of Sun Blossom Ln, northwest terminus of Berry Basket Dr
Other Parcel Info.:
Tax ID Number: 72 267 **Jurisdiction:** County
Size of Tract: 23 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Revision to the road layout **Density:**
Planning Sector: East County **Plan Designation:**
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)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Strawberry Hills

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

Variances Requested:

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 development plan for up to 114 detached residential lots in Phase 3A, subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

Comments:

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 9 du/ac.

A. The PR zone allows detached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The PR zoning allows consideration of up to 9 du/ac. The Strawberry Hills Subdivision will have a total of 311 dwelling units, a gross density of 3.01 du/ac.

2) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is in the TN (Traditional Neighborhood) place type and is partially within the HP (Hillside Protection) area. The TN place type features a mix of housing ranging from single family to townhomes and small multifamily buildings. They have a walkable block pattern, a mix of housing types within the neighborhood, and neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas along major thoroughfares. These areas are typically connected to a mixed-use center.

B. The development consists of single family and attached residential, which are primary uses in the TN place type and are intended to be the predominant focus.

C. The site has approximately 10.75 acres in the HP (Hillside Protection) area. Land disturbance in the HP area for the lots and roads in Phase 3A will be minimal and will not change from the original approval in 2020.

3) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The development has 36.8 acres in open space, which is 37 percent of the site. This is consistent with Policy 2, which ensures that development is sensitive to the existing community character by separating the proposed house lots and adjacent properties, and Policy 7, which encourages development practices that conserve and connect natural features and habitat.

B. The development was required to install a turn lane on Brakebill Road, widen a portion of Hammer Road, and install a sidewalk between its access points to Brakebill Road and Hammer Road. This is consistent with Policy 9, to coordinate infrastructure improvements with development.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville and Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development is consistent with the growth plan.

Action: Approved with Conditions

Meeting Date: 5/8/2025

Details of Action:

Summary of Action: Approve the development plan for up to 114 detached residential lots in Phase 3A, subject to 1 condition.

Date of Approval: 5/8/2025

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: