

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Brakebill Ridge

No. of Lots Proposed: 27 No. of Lots Approved: 0

Variations Requested: VARIANCES

1. Reduce the minimum intersection separation between the proposed road and Suncrest Lane from 300' to 159'
2. Reduce the minimum intersection right-of-way radius on the north side of the proposed road at Brakebill Road from 25' to 0'
3. Reduce the minimum intersection pavement radius on the north side of the proposed road at Brakebill Road per Concept Plan condition #1
4. Reduce the minimum intersection radii for a private right-of-way and pavement at the T turnaround from 25' to 20'
5. Reduce the minimum depth of the private right-of-way at the T turnaround from 50' to 30'

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

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

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 requested variances and alternative design standards based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan and the curbless private road, subject to 8 conditions.

Staff Recomm. (Full):

- 1) The intersection pavement (curb) radius on the north side of the proposed road shall be reduced to the minimum amount necessary with the design being reviewed and approved by Knox County Engineering and Public Works during the design plan phase.
- 2) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 3) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 4) Installing a sidewalk along the Brakebill Road frontage per the requirements of Knox County Engineering and Public Works.
- 5) Revising the hammerhead turnaround per the requirements of Knox County Engineering and Public Works during the design plan phase.
- 6) 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).
- 7) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and City of Knoxville Department of Engineering.
- 8) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, private right-of-way, amenities, and drainage system.

Comments: This proposal is for a 27-lot attached residential development on 4.224 acres at a density of 6.4 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

Meeting Date: 7/14/2022

Details of Action:

Summary of Action: Approve the requested variances and alternative design standards based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public

Works, and the proposal will not create a safety hazard.

Approve the Concept Plan and the curbless private road, subject to 8 conditions.

Date of Approval: 7/14/2022 **Date of Denial:** **Postponements:** 6/9/2022

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: