

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 7-SC-26-C

Related File Number: 7-C-26-DP

Application Filed: 5/22/2026

Date of Revision:

Applicant: ISAAC BRITT

PROPERTY INFORMATION

General Location: North side of Andes Rd, west side of Old Andes Road, east of Ivywood Ln

Other Parcel Info.:

Tax ID Number: 105 042

Jurisdiction: County

Size of Tract: 6.62 acres

Accessibility: Access is via Old Andes Road, an unstriped local street with 21 ft of pavement width within an approximately 40 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use: North: Single family residential - PR (Planned Residential) up to 3 du/ac
South: Single family residential - A (Agricultural)
East: Agriculture/forestry/vacant land, public/quasi public land (church), single family residential - PR (Planned Residential) up to 4 du/ac, A (Agricultural)
West: Single family residential - PR (Planned Residential) up to 3 du/ac

Proposed Use: Detached residential subdivision

Density: 2.72 du/ac

Planning Sector: Northwest County

Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 1315 ANDES RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 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: Andes Road

No. of Lots Proposed: 18 No. of Lots Approved: 18

Variances Requested: VARIANCES:
None.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:
None.

ALTERNATIVE DESIGN STANDARD REQUIRING ENGINEERING APPROVAL (PLANNING
COMMISSION APPROVAL NOT REQUIRED):

1. Increase the intersection grade from 1% to 2% at the intersection of public Road 'A' and Old Andes Road.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the concept plan, subject to 9 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connecting to sanitary sewer and meeting other relevant utility provider requirements.
4. Providing street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
5. Before recording the final plat for the subdivision, establishing 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.
6. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
7. Relocating the existing driveway on Lot 18 to Ivywood Lane, as required by the condition of the previously approved development plan (6-D-26-DP).
8. Providing a note on the final plat that lots 17 and 18 shall be restricted from accessing Andes Road.
9. Certifying that the required sight distance is available along Old Andes Road in both directions at the Road 'A' intersection, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.

Comments: Last month, the Planning Commission approved a development plan to carve out the existing house from the subject parcel north of Middlebrook Pike, with a condition to relocate its access to Ivywood Lane (6-D-26-DP). The applicant proposes subdividing the remaining property into 17 detached residential lots, each with access via a new public road off Old Andes Road, for a total of 18 detached dwelling units on 6.62 acres. The house is included in this proposal again because it counts towards the allowable density of this subdivision.

Action: Approved with Conditions

Meeting Date: 7/9/2026

Details of Action:

Summary of Action: Approve the concept plan, subject to 9 conditions.

Date of Approval: 7/9/2026

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: