

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 9-SC-23-C                      Related File Number: 9-B-23-DP  
Application Filed: 7/26/2023              Date of Revision:  
Applicant: JW CONSTRUCTION

## PROPERTY INFORMATION

General Location: Southwest side of Brown Gap Rd, southeast of E Emory Rd  
Other Parcel Info.:  
Tax ID Number: 29 070                      Jurisdiction: County  
Size of Tract: 2.744 acres  
Accessibility: Access is via Brown Gap Road, a minor collector street with a 20-ft pavement width within a 37-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use: North: Agriculture/forestry/vacant -- A (Agricultural)  
South: Agriculture/forestry/vacant -- A (Agricultural)  
East: Single family residential -- A (Agricultural)  
West: Single family residential -- PR (Planned Residential) up to 5 du/ac, A (Agricultural)  
Proposed Use:    Density: 4  
Sector Plan: North County                      Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 5711 BROWN GAP RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** JW Construction on Brown Gap Road

**No. of Lots Proposed:** 11      **No. of Lots Approved:** 11

**Variances Requested:** VARIANCES

1. Reduce the minimum vertical curve on Road A from K=25 to K=15 at PVI STA 1+00

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. None

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:** Jessie Hillman

**Staff Recomm. (Abbr.):** Approve the requested variance based on the justification provided by the applicant and recommendations of Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 4 conditions.

**Staff Recomm. (Full):**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street name consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Establishing a property owners association or other legal entity responsible for maintaining common facilities before certification of the final plat for the subdivision,

**Comments:** This proposal is for an 11-lot detached residential subdivision on 2.744 acres, which yields a density of 4 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac earlier this year (7-U-23-RZ).

The applicant has requested a reduction of the peripheral setback from 35 ft to 25 ft along the subject property boundary. The Planning Commission can approve a periphery boundary reduction down to 15 ft when the subdivision adjoins certain zone districts, including residential and agricultural zones. Such a reduction is not anticipated to cause any adverse impact to adjacent properties, and is consistent with a 20-ft periphery boundary approved for the neighboring subdivision to the north in 2018 (6-SA-18-C/6-M-18-UR).

**Action:** Approved with Conditions

**Meeting Date:** 9/14/2023

**Details of Action:**

**Summary of Action:** Approve the requested variance based on the justification provided by the applicant and recommendations of Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 4 conditions.

**Date of Approval:** 9/14/2023

**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:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**