



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 6-SB-22-C **AGENDA ITEM #:** 31
6-B-22-UR **AGENDA DATE:** 7/14/2022

POSTPONEMENT(S): 6/9/2022

▶ **SUBDIVISION:** BRAKEBILL RIDGE
▶ **APPLICANT/DEVELOPER:** SOUTHERN HOMES & FARMS, LLC
OWNER(S): Mark Underwood Southern Homes and Farms, LLC

TAX IDENTIFICATION: 72 D C 00101 &002 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 317 & 319 Brakebill Rd.

▶ **LOCATION:** West side of Brakebill Road, south of Suncrest Ln

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Sinking East Creek

▶ **APPROXIMATE ACREAGE:** 4.23 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Multifamily / RN-5 (General Residential Neighborhood) (C) & HP (Hillside Protection Overlay)
South: Rural residential / A (Agricultural)
East: Agriculture/forestry/vacant, Single family residential, Rural residential / A (Agricultural)
West: Multifamily, Agriculture/forestry/vacant / RN-5 (General Residential Neighborhood) (C), A (Agricultural)

▶ **NUMBER OF LOTS:** 27

SURVEYOR/ENGINEER: Eddy R. Garrett RLS #1544 Garrett and Associates

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

▶ **SUBDIVISION VARIANCES REQUIRED:** **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'**

STAFF RECOMMENDATION:

- ▶ **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.

- 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.
- ▶ **Approve the development plan for an attached residential subdivision with up to 27 lots and reduction of the peripheral setback to 15 ft to 25 ft as described in the staff comments, subject to 2 conditions.**
 - 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
 - 2) The maximum height of the primary structures shall be 35 feet.

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.

PERIPHERAL SETBACK

15 ft – northern boundary of lots 1-14, eastern boundary of lot 18, and southern boundary of lots 26 and 27
24 ft – southern boundary of lot 19
25 ft – all other boundary lines

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 7 du/ac:

- a) The PR zone allows attached-dwelling development (townhouses) 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 (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 7 du/ac. The proposed density is 6.4 du/ac.
- c) The maximum height is determined by the Planning Commission for any use other than houses and

duplexes. Staff recommends a maximum height of 35 ft, which is consistent with the maximum allowed on surrounding properties.

d) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant is requesting peripheral setback with a range of 15 ft to 25 ft. The requested 15 ft peripheral is mainly along the northern boundary, which is adjacent to a multi-family development in the City with zoned RN-5 (General Residential Neighborhood) zoning. The other reductions to 15 ft and 24 ft are only for a small portion of structures that would extend into the 25 ft peripheral around the rest of the development. The adjacent property to the south is zoned A (Agricultural) with a wooded area between the house on that property and the subject development.

2) GENERAL PLAN – DEVELOPMENT POLICIES

a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – Staff is recommending a maximum height of 35 ft, which is consistent with the allowed height on adjacent properties. The proposed peripheral setback reductions should have minimal impact on adjacent properties because of similar construction types, only portions of buildings extending the furthest into the rear yard space, and existing vegetation.

3) NORTHWEST COUNTY SECTOR PLAN

a) The property is classified MDR (Medium Density Residential), which allows consideration of up to 12 du/ac. The development will have a density of 6.4 du/ac.

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 the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 299 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

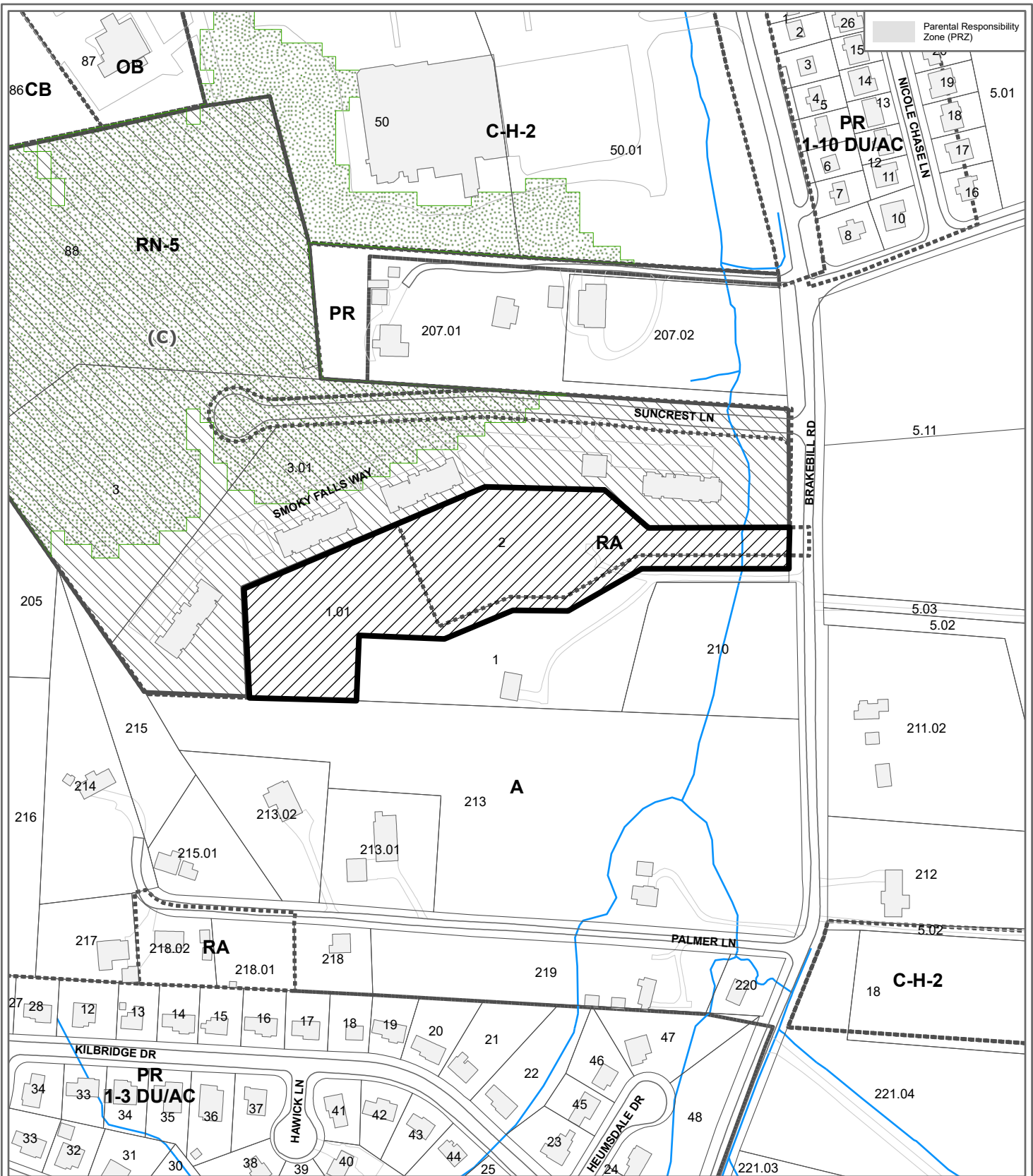
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

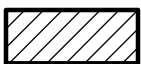
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville- Knox County Planning Commission's approval or denial of this development plan request is final, unless the action is appealed to a court of competent jurisdiction. The date of the court hearing will depend on when the appeal application is filed.



**6-SB-22-C / 6-B-22-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Southern Homes & Farms, LLC

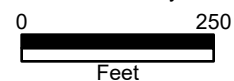


Attached residential subdivision for in PR (Planned Residential) pending

Map No: 72

Jurisdiction: County

Original Print Date: 5/5/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Requested Variances & Alternative Design Standards

6-SB-22-C / 6-B-22-UR – BRAKEBILL RIDGE SUBDIVISION

VARIANCES

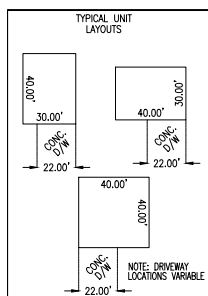
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2. Reduce the intersection radius on the north side of the proposed road at Brakebill Road from 25' to 0'
3. Reduce the minimum intersection radii for a private right-of-way and pavement at the T turnaround from 25' to 20'
4. Reduce the minimum depth 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'

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve
SE 7/13/22



CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | CHORD ANGLE | TANGENT |
|-------|---------|------------|--------------|---------------|-------------|---------|
| C01 | 1420.00 | 8.78 | 8.78 | S87°18'24\" | 021°15'00\" | 4.39 |
| C02 | 1420.00 | 16.57 | 16.57 | S87°18'24\" | 042°30'00\" | 8.78 |
| C03 | 1420.00 | 24.85 | 24.85 | S87°18'24\" | 063°45'00\" | 13.17 |
| C04 | 1420.00 | 33.14 | 33.14 | S87°18'24\" | 085°00'00\" | 17.56 |
| C05 | 1420.00 | 41.43 | 41.43 | S87°18'24\" | 106°15'00\" | 21.95 |
| C06 | 1420.00 | 49.71 | 49.71 | S87°18'24\" | 127°30'00\" | 26.34 |
| C07 | 1420.00 | 58.00 | 58.00 | S87°18'24\" | 148°45'00\" | 30.73 |
| C08 | 1420.00 | 66.29 | 66.29 | S87°18'24\" | 169°59'59\" | 35.12 |
| C09 | 1420.00 | 74.57 | 74.57 | S87°18'24\" | 191°14'59\" | 39.51 |
| C10 | 1420.00 | 82.86 | 82.86 | S87°18'24\" | 212°29'59\" | 43.90 |
| C11 | 1420.00 | 91.14 | 91.14 | S87°18'24\" | 233°44'59\" | 48.29 |
| C12 | 1420.00 | 99.43 | 99.43 | S87°18'24\" | 254°59'59\" | 52.68 |
| C13 | 1420.00 | 107.71 | 107.71 | S87°18'24\" | 276°14'59\" | 57.07 |
| C14 | 1420.00 | 116.00 | 116.00 | S87°18'24\" | 297°29'59\" | 61.46 |
| C15 | 1420.00 | 124.29 | 124.29 | S87°18'24\" | 318°44'59\" | 65.85 |
| C16 | 1420.00 | 132.57 | 132.57 | S87°18'24\" | 339°59'59\" | 70.24 |
| C17 | 1420.00 | 140.86 | 140.86 | S87°18'24\" | 361°14'59\" | 74.63 |
| C18 | 1420.00 | 149.14 | 149.14 | S87°18'24\" | 382°29'59\" | 79.02 |
| C19 | 1420.00 | 157.43 | 157.43 | S87°18'24\" | 403°44'59\" | 83.41 |
| C20 | 1420.00 | 165.71 | 165.71 | S87°18'24\" | 424°59'59\" | 87.80 |
| C21 | 1420.00 | 174.00 | 174.00 | S87°18'24\" | 446°14'59\" | 92.19 |
| C22 | 1420.00 | 182.29 | 182.29 | S87°18'24\" | 467°29'59\" | 96.58 |
| C23 | 1420.00 | 190.57 | 190.57 | S87°18'24\" | 488°44'59\" | 100.97 |
| C24 | 1420.00 | 198.86 | 198.86 | S87°18'24\" | 509°59'59\" | 105.36 |
| C25 | 1420.00 | 207.14 | 207.14 | S87°18'24\" | 531°14'59\" | 109.75 |
| C26 | 1420.00 | 215.43 | 215.43 | S87°18'24\" | 552°29'59\" | 114.14 |

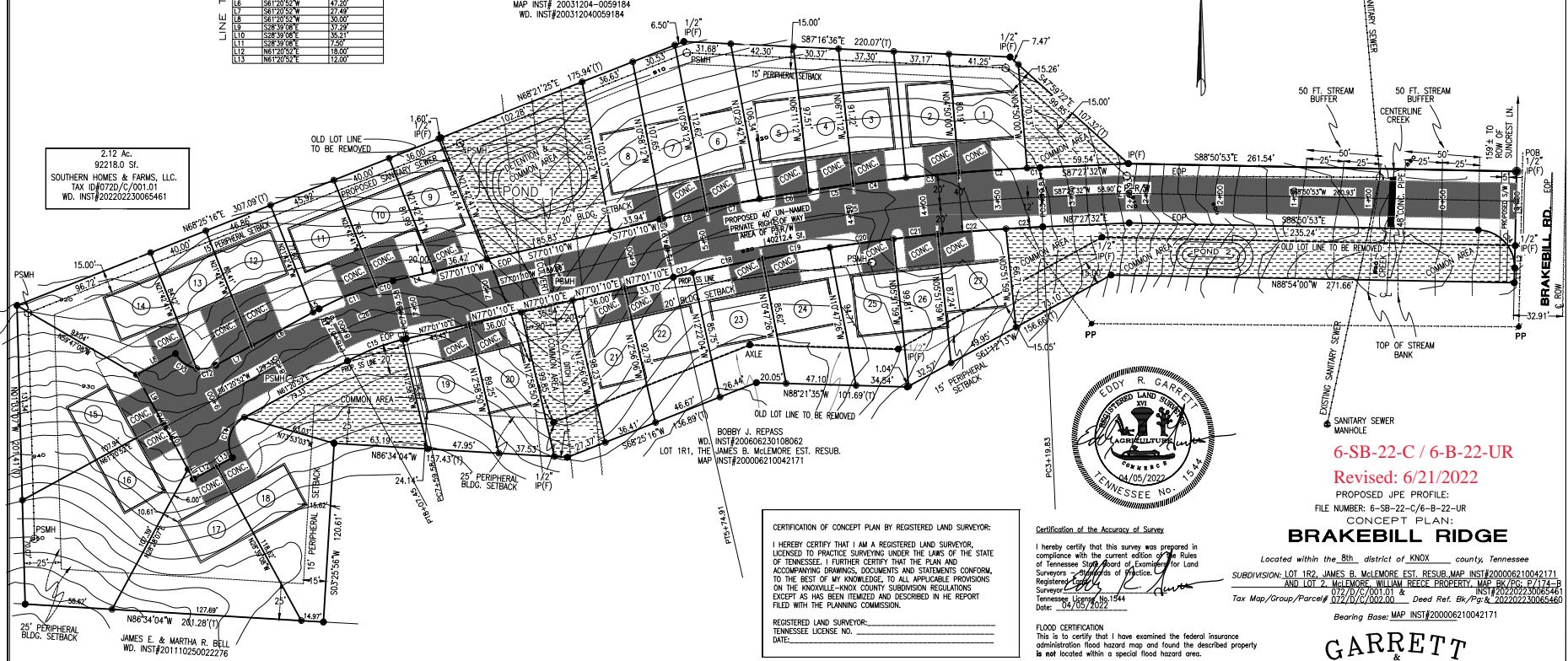
LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N01°12'41\" | 13.26 |
| L2 | N01°12'41\" | 13.26 |
| L3 | N01°12'41\" | 48.48 |
| L4 | N01°12'41\" | 48.48 |
| L5 | N01°12'41\" | 48.48 |
| L6 | S87°20'52\" | 4.24 |
| L7 | S87°20'52\" | 4.24 |
| L8 | S87°20'52\" | 27.49 |
| L9 | S87°20'52\" | 27.49 |
| L10 | S87°20'52\" | 39.29 |
| L11 | S87°20'52\" | 39.29 |
| L12 | S87°20'52\" | 39.29 |
| L13 | N61°20'52\" | 18.00 |
| L14 | N61°20'52\" | 18.00 |
| L15 | N61°20'52\" | 12.00 |

2.12 Ac.
92218.0 Sf.
SOUTHERN HOMES & FARMS, LLC.
TAX ID#072D/C/001.01
WD. INST#202202230065461

LOT 2
S U N C R E S T S I T E S T A T E S
MAP INST# 20031204-006184
WD. INST#20031204009184

2.11 Ac.
91784.5 Sf.
SOUTHERN HOMES & FARMS, LLC.
TAX ID#72D/C/002.0
WD. INST#202202230065460



VARIANCE REQUEST:
1-REDUCE THE MINIMUM INTERSECTION SEPARATION BETWEEN THE PROPOSED ROAD AND SUNCREST LN. FROM 300 FT. TO 159± FT.
2-REDUCE THE MINIMUM RIGHT OF WAY INTERSECTION ON THE NORTH SIDE OF PROPOSED ROAD FROM 25 FT. TO 0 FT.
3-REDUCE THE MINIMUM PRIVATE RIGHT OF WAY WIDTH FROM 50 FT. TO 40 FT.
4-REDUCE THE MINIMUM TANGENT LENGTH BETWEEN BROKEN BACK CURVES FROM 150 FT. TO _____ FT. FROM STA. _____ TO STA. _____

CERTIFICATION OF CONCEPT PLAN BY REGISTERED LAND SURVEYOR:
I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS ON THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMOVED AND DESCRIBED IN THE REPORT FILED WITH THE PLANNING COMMISSION.
REGISTERED LAND SURVEYOR: _____
TENNESSEE LICENSE NO. _____
DATE: _____

CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER:
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS ON THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMOVED AND DESCRIBED IN THE REPORT FILED WITH THE PLANNING COMMISSION.
REGISTERED ENGINEER: _____
TENNESSEE LICENSE NO. _____
DATE: _____



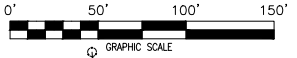
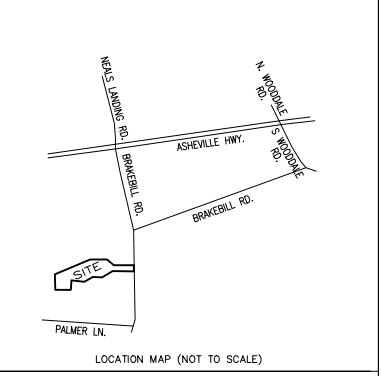
6-SB-22-C / 6-B-22-UR
Revised: 6/21/2022
PROPOSED JPE PROFILE:
FILE NUMBER: 6-SB-22-C/6-B-22-UR
CONCEPT PLAN:
BRAKEBILL RIDGE
Located within the 8th district of KNOX county, Tennessee

SUBDIVISION: LOT 1&2, JAMES B. McEMORE, EST., RESUB. MAP INST#200006210042171
AND LOT 2, McEMORE, WILLIAM BECKE, PROPERTY MAP BK/PG# 207/22-30065461
REGISTERED: 07/07/001.01 & 07/07/002.01
Tax Map/Group/Parcel# 077/17/1002.00 Deed Ref. BK/PG# 207/22-30065461
Date: 04/05/2022
Bearing Base: MAP INST#200006210042171

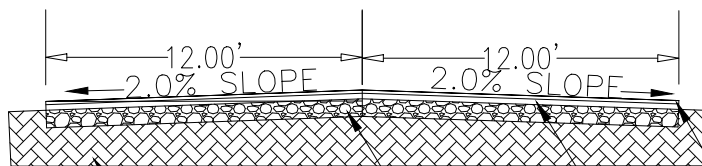
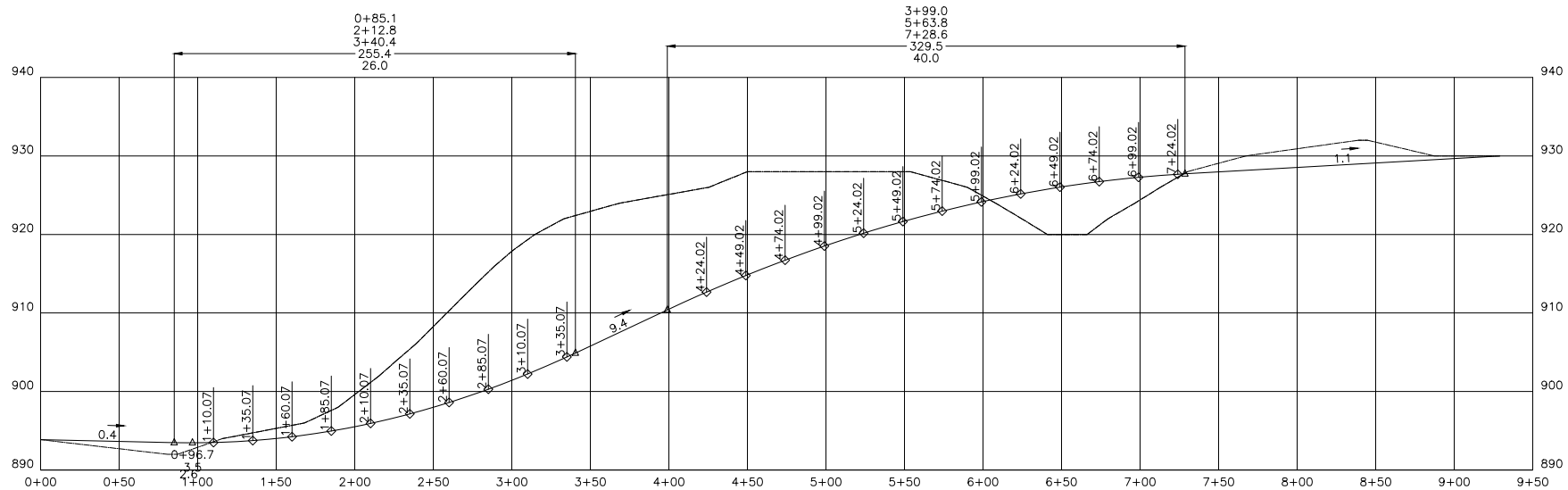
GARRETT & ASSOCIATES
EDDY R. GARRETT, RLS#1544
4839 SHADY RD., STAMBERY PLAINS, TN 37871
PHONE: (865)-933-5622 FAX: (865)-933-1274 3610°34.318"
EMAIL: GARRETT1544@GEBELSOUSOUTH.NET 83°39'21.028"

LAND SURVEYORS
DATE 04/05/2022
SCALE 1"=50'
/UNDERWOOD/BRAKEBILL
22-062
DRAWN BY GAB TDH

- LEGEND**
- IP IRON PIN
 - (F) EXISTING MONUMENTATION FOUND
 - (S) MONUMENTATION 1/2" IRON PIN SET NEW
 - WM WATER METER
 - EP ELECTRIC POLE
 - SP ELECTRIC SERVICE POLE
 - LN NEW LOT NUMBER
 - (O) ORIGINAL LOT NUMBER PRIOR TO RESUB.
 - ROW RIGHT OF WAY
 - C CENTERLINE
 - PMT PAVEMENT
 - (T) TOTAL
 - EOP EDGE OF PAVEMENT
 - SS SANITARY SEWER
 - PROP. PROPOSED
 - PSM PROPOSED SANITARY SEWER MANHOLE
 - R/W RIGHT OF WAY
 - P-R/W PRIVATE RIGHT OF WAY
 - EOP EDGE OF PAVEMENT



- NOTES:**
- ALL BUILDING (UNITS) ARE: 30 FT. X 40 FT. OR 40 FT. X 30 FT. OR 40 FT. X 40 FT. HAVING 1,200 SQ. FT. AND A MINIMUM OF 10 FT. BETWEEN BUILDINGS.
 - TOTAL AREA 4.224 ACRES, CONSISTING OF 27 UNITS, A PRIVATE RIGHT OF WAY AND COMMON AREAS.
 - 27 PROPOSED UNITS
 - OWNER AND DEVELOPER: MARK UNDERWOOD
 - 813 HUCKLEBERRY LN., STE. 2, KNOXVILLE, TN 37924
 - PH. NO.: 865-679-6383
 - 5-ENGINEER: STEVE FORBES
 - ADDRESS: PH. NO.: 865-776-4123
 8. PROPERTY IS LOCATED WITHIN PLANNING ZONE "PR"
 7. SETBACKS:
20' FRONT YARD
5' SIDE YARD OR 0' UNDER BUILDINGS
PERIPHERAL SETBACK: 15 FT. ALONG THE NORTHERN LOT LINES (LOTS 1-14) AND ALONG THE SOUTHERN LOT LINES OF LOTS 26 & 27; 25 FT. ALONG ALL OTHER EXTERNAL LOT LINES.
8. ALL LOTS ARE TO HAVE ACCESS FROM THE INTERNAL STREET ONLY.
9. PRIVATE RIGHT OF WAY WILL BE CURBLESS.
10. UTILITY AND DRAINAGE EASEMENTS OF 10 FT. INSIDE ALL EXTERIOR BOUNDARY LINES AND RIGHT OF WAYS AND 5 FT. ALONG ALL INTERIOR LOT LINES EXCEPT UNDER BUILDINGS.
11. MATTING WILL BE REQUIRED FOR SWALES WITH 10% GRADE
12. MAXIMUM DRIVEWAY CURB CUT WIDTH IS 20', EXCLUDING 3' TO 5' FLARES



1.5" ASPHALT SURFACE COURSE(TDOT GRADING D)

2.5" ASPHALTIC CONCRETE BINDER(TDOT GRADING B-MOD)

8" BASE STONE TDOT TYPE 33-P
(PUG)303-01 TYPE A, GRADING D

COMPACTED SUBGRADE

6-SB-22-C / 6-B-22-UR
Revised: 6/21/2022

FLOOD CERTIFICATION
This is to certify that I have examined the federal insurance administration flood hazard map and found the described property is not located within a special flood hazard area.

CERTIFICATE OF ACCURACY AND PRECISION
I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.

Part or All of this survey was performed using a CARLSON BRX7 MULTIPLE FREQUENCY RECEIVER.
Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
Type of GPS field procedure: Real Time Kinematic Network
Datum/Eps: Horizontal-NA83, Vertical-NA83.
Published/Field-control used: TDOT GNS Reference Network
Geoid Model: 2010
Combined corrections: none applied



EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

PROPOSED
ROAD PROFILE
CONCEPT PLAN OF:
BRAKEBILL RIDGE

Located within the 8th district of KNOX county, Tennessee

SUBDIVISION: LOT 182, JAMES B. McEMORE EST. RESUB. MAP INST#200006210042171
AND LOT 2, McEMORE WILLIAM BECKE PROPERTY, MAP BRK/BPG P/174-B
072/D/C/001.01 & INST#20220723006546
Tax Map/Group/Parcel# 072/D/C/002.00 Deed Ref. Bk/Pg# 202207230065460

Bearing Base: MAP INST#200006210042171

GARRETT
&
ASSOCIATES

EDDY R. GARRETT, RLS#1544

4839 SHADY RD., STRAWBERRY PLAINS, TN 37871
PHONE: (865)-933-5622 FAX: (865)-933-1277 3610'34.318"
EMAIL: GARRETT1544@BELLSOUTH.NET -8339'21.028"

LAND SURVEYORS

DATE 04/05/2022



REVISIONS _____
DRAWN BY CAB TDH

SCALE 1"=50'
/UNDERWOOD/BRAKEBILL/
22-062
DRAWING NO. (06-175)

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Print the completed form and bring it to the
Knoxville-Knox County Planning offices OR email it to
applications@knoxplanning.org

Reset Form



Request to Postpone • Table • Withdraw

Southern Homes & Farms, LLC

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

June 9, 2022

Scheduled Meeting Date

6-SB-22-C / 6-B-22-UR

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the July 14, 2022 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. **The refund check will be mailed to the original payee.*

TABLE

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

Mark Underwood

Please Print

865-679-6383

Phone Number

plainomark@gmail.com

Email

STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

6/2/2022

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Southern Homes & Farms, LLC

Owner

Applicant Name

Affiliation

4/25/2022

6/9/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

6-5B-22-C
6-B-22-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Mark Underwood

Southern Homes & Farms, LLC

Name

Company

813-2 Huckleberry LN

Knoxville

TN

37871

Address

City

State

ZIP

865 679 6383

plainomark@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Same as above

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

317 & 319 Brakebill Rd, Knoxville, TN 37924

072DC00101 and 072DC002

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Brakebill Rd, South of Suncrest Ln.

4.23 acres

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

8th

PR (pending)

Vacant land

East County

MDR (pending)

Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

| | |
|--|-------------------------------|
| <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) Attached residential | Related City Permit Number(s) |
|--|-------------------------------|

SUBDIVISION REQUEST

| | |
|--|------------------------------|
| Brakebill Ridge | Related Rezoning File Number |
| Proposed Subdivision Name | 4-I-22-RZ |
| Unit / Phase Number | Total Number of Lots Created |
| <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel | 29 |
| <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements | |

ZONING REQUEST

| | |
|--|----------------------------|
| <input type="checkbox"/> Zoning Change Proposed Zoning _____ | Pending Plat File Number |
| <input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s) _____ | |
| Proposed Density (units/acre) | Previous Rezoning Requests |
| <input type="checkbox"/> Other (specify) _____ | |

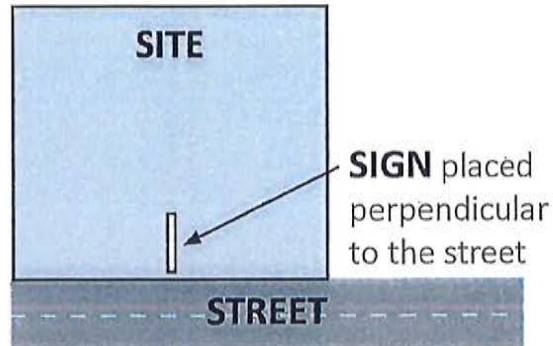
STAFF USE ONLY

| | | |
|---|--------------------------------|-------------------------|
| PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission | Fee 1 | Total \$1,370 |
| ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request | 108 <i>Concept Plan</i> | |
| ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input checked="" type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>) | Fee 2 | |
| | Fee 3 | |

AUTHORIZATION

| | | |
|--------------------------|-----------------------------|----------------|
| <i>Mark A Underwood</i> | Southern Homes & Farms, LLC | 4/25/22 |
| Applicant Signature | Please Print | Date |
| 865 679 6383 | plainomark@gmail.com | |
| Phone Number | Email | |
| <i>Mark A Underwood</i> | Mark A Underwood | 4/25/22 |
| Property Owner Signature | Please Print | Date |

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

May 25th and June 10th
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mark Underwood

Date: 4/25/2022

File Number: 6-5B-22-C / 6-B-22-UR

Sign posted by Staff

Sign posted by Applicant