



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 4-SD-23-C
4-E-23-DP

AGENDA ITEM #: 38
AGENDA DATE: 4/13/2023

▶ **SUBDIVISION:** BRAKEBILL RIDGE
▶ **APPLICANT/DEVELOPER:** CHARLES DEFOE
OWNER(S): Mark Underwood Southern Homes and Farms, LLC

TAX IDENTIFICATION: 72 D C 002,001.01 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 317 BRAKEBILL RD (319 BRAKEBILL RD)

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

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Sinking East Creek

▶ **APPROXIMATE ACREAGE:** 4.19 acres

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

▶ **EXISTING LAND USE:** Rural Residential, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: Attached residential subdivision

▶ **NUMBER OF LOTS:** 28

SURVEYOR/ENGINEER: Charles "Sunny" DeFoe Robert G. Campbell & Associates, L.P.

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 ft to 159 ft
2. Reduce the minimum vertical curve from K=25 to K=20.3 at STA 1+23.2
3. Reduce the minimum vertical curve from K=25 to K=20.3 at STA 4+23.2
4. Reduce the intersection radius on the north side of the proposed road at Brakebill Road from 25 ft to 0 ft
5. Reduce the minimum intersection radii for a private right-of-way and pavement at the T turnaround from 25 ft to 20 ft
6. Reduce the minimum depth of the private right-of-way at the T turnaround from 50 ft to 30 ft

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX

COUNTY PLANNING COMMISSION APPROVAL

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

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

**** See attached variance and alternative design request form**

STAFF RECOMMENDATION:

- ▶ **Approve the requested variances and alternative design standard based on the based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan and the curbless private road, subject to 5 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
3. Installing a sidewalk along the Brakebill Road frontage if required by Knox County Engineering and Public Works during the design plan phase
4. 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).
5. Meeting all applicable requirements of the Knox County Engineering and Public Works.

- ▶ **Approve the development plan for up to 28 attached dwelling units, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The maximum height for the attached houses shall be 35 feet.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for use on review approval.

COMMENTS:

This proposal is a revision to the previously approved concept plan (6-SB-23-C / 6-B-23-UR). This proposal increases the number of dwellings from 27 to 28, and modifies the peripheral setback reduction request.

This proposal is for a 28-lot attached residential development on 4.224 acres at a density of 6.6 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 – Lots 1-13, northern boundary line; Lot 14-16, western boundary line, and Lots 27 & 28, southern boundary line

20 ft – Lots 19 & 20, southern boundary line

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 houses and attached 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 (Article 5, Section 5.13.15).

b) This PR zone district is approved for a maximum of 7 du/ac. The proposed density is 6.6 du/ac.

c) 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 peripheral setback reductions as outlined in the staff comments above.

d) The Planning Commission determines the maximum height for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft for the attached dwellings, which is consistent with the maximum height allowed on surrounding properties.

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 furthest into the rear yard space, and existing vegetation.
- b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development includes attached houses. The existing residential development in the area consists predominantly of detached houses on single family and rural residential lots, and some attached houses to the north. This development will help diversify the housing stock in the general area.

3) EAST 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 6.6 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: 304 (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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).

Requested Variances & Alternative Design Standards

4-SD-23-C / 4-E-23-DP – BRAKEBILL RIDGE SUBDIVISION

VARIANCES

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2. Reduce the minimum vertical curve from K=25 to K=20.3 at STA 1+23.2
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6. Reduce the minimum depth of the private right-of-way at the T turnaround from 50 ft to 30 ft

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

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

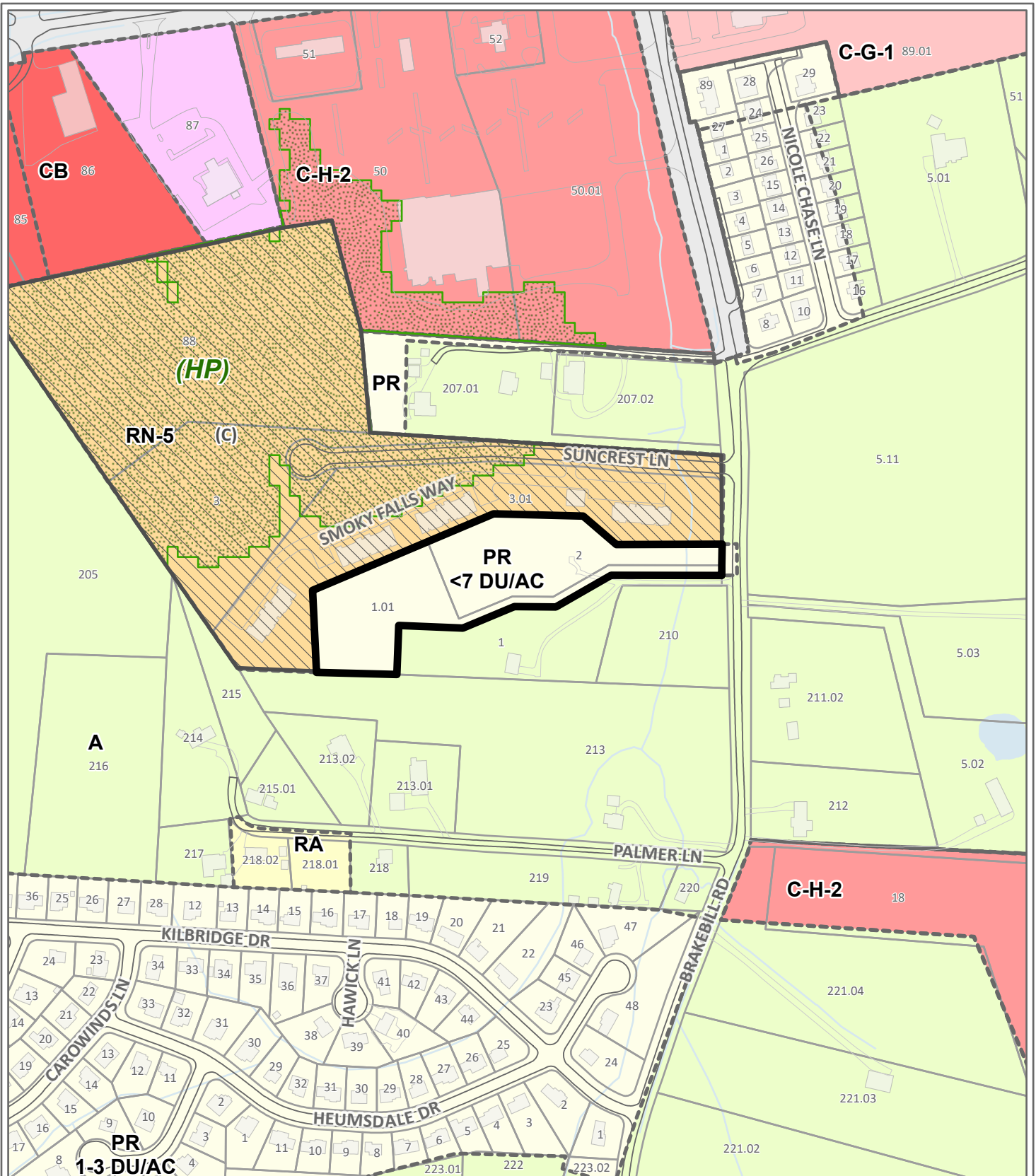
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 to 1.5 percent at the Brakebill Road intersection

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve variances and ADS since they will not create any unsafe conditions.

Steve Elliott 4/5/2023



CONCEPT PLAN / DEVELOPMENT PLAN

4-SD-23-C / 4-E-23-DP

Petitioner: Charles DeFoe



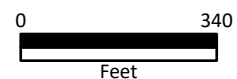
Attached residential subdivision in PR (Planned Residential)

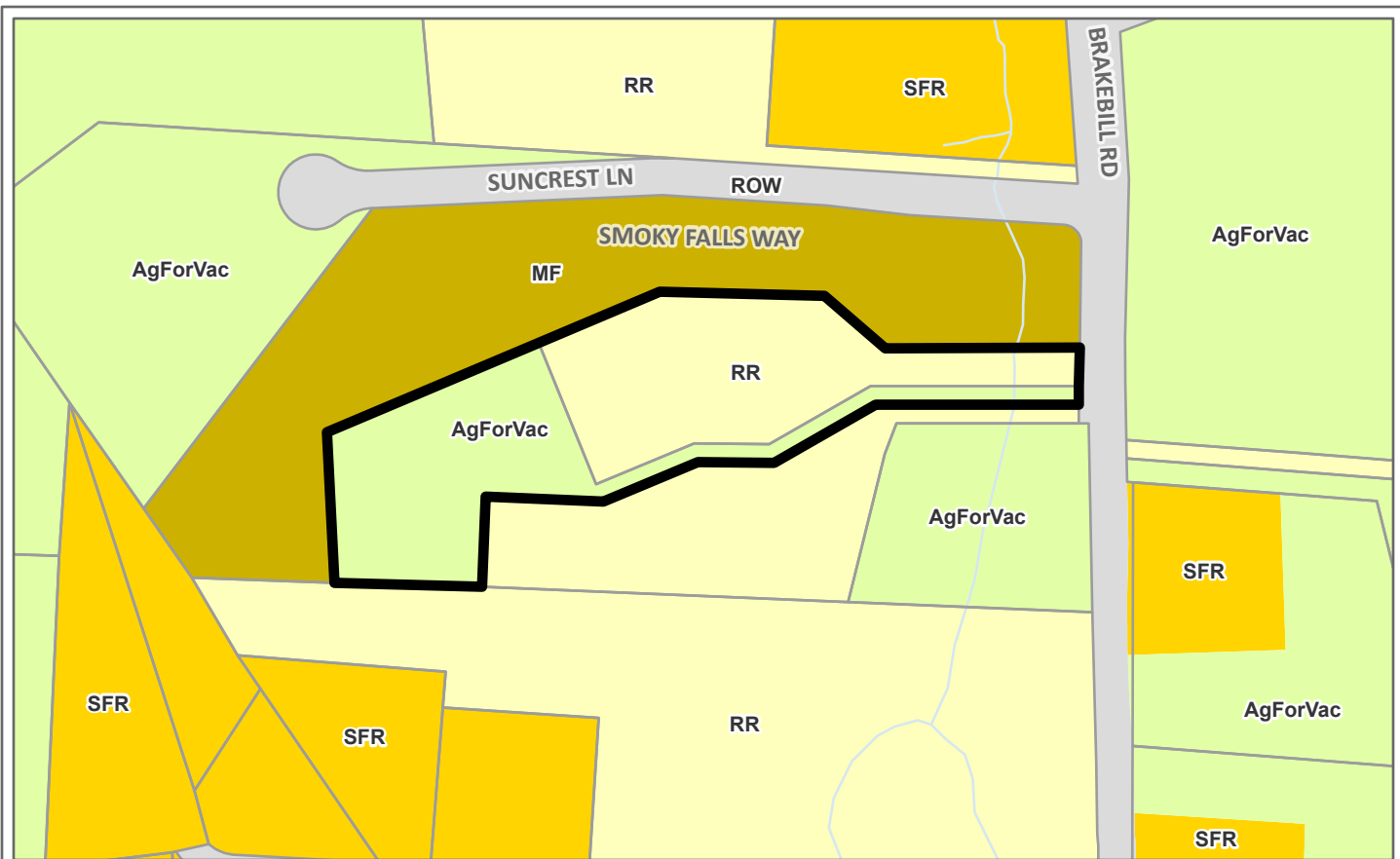
Original Print Date: 4/4/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 72

Jurisdiction: County





Existing Land Use and Aerial Maps

4-SD-23-C / 4-E-23-DP



Case boundary



CONCEPT PLAN: BRAKEBILL RIDGE KNOX COUNTY, TENNESSEE

SHEET INDEX

1. SURVEY AND EXISTING CONDITIONS
2. SITE LAYOUT
3. ROAD AND RETAINING WALL PROFILES



TOTAL AREA: +/- 4.23 ACRES

NUMBER OF LOTS: 28

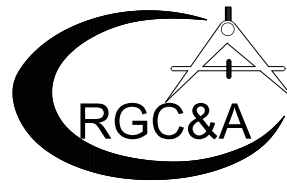
CLT MAP:

PARCELS: 072DC00101 & 072DC002

DEED REFERENCES: INST # 202202230065461 & 202202230065460

ZONING: PR (UP TO 7 DU/AC)

PLANNING FILE NUMBER: 4-SD-23-C & 4-E-23-DP



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

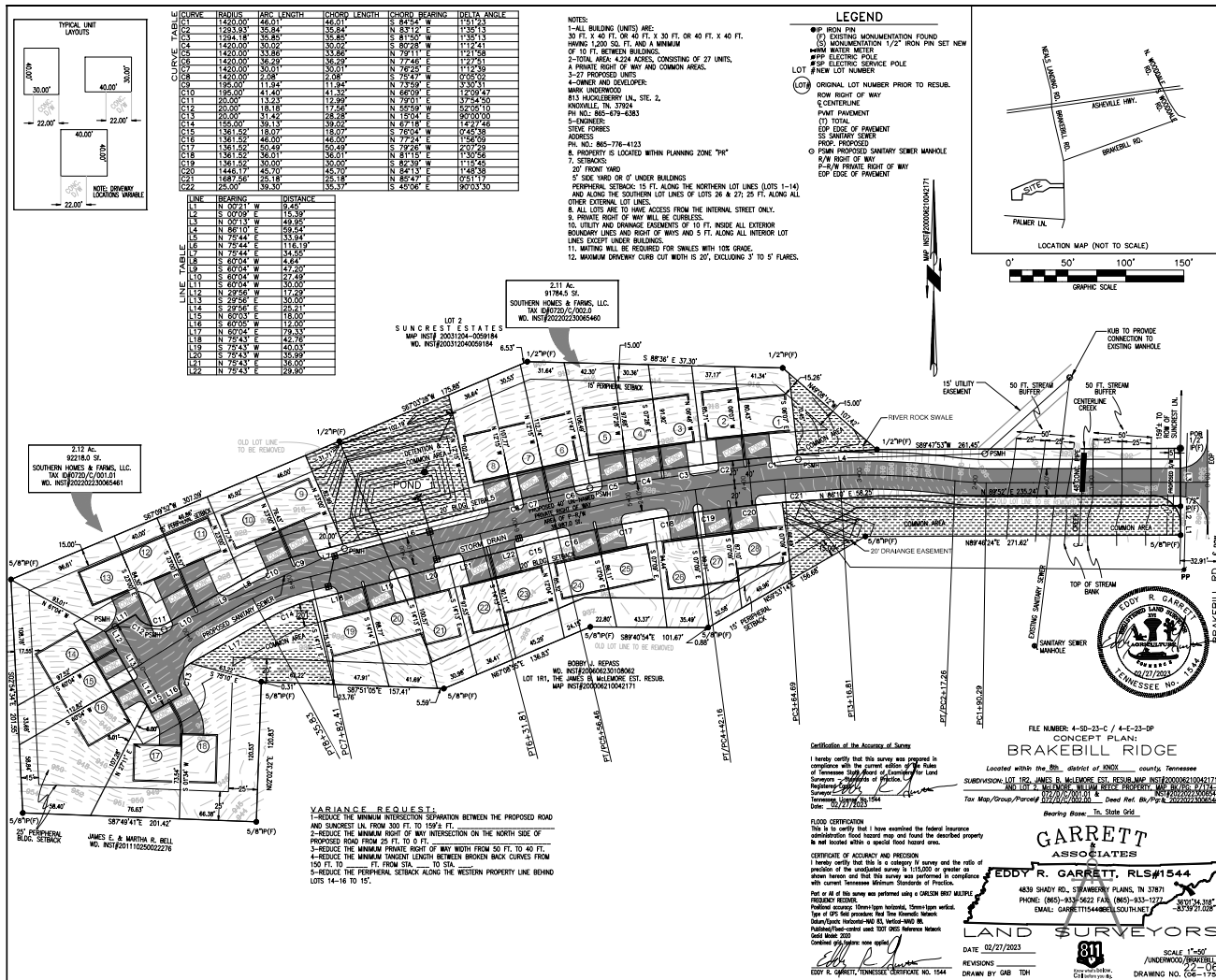
Certification of Concept Plan.
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.
Registered Engineer: Robert G. Campbell
Tennessee Certificate No. 105841

DEVELOPER: SOUTHERN HOMES & FARMS
813 HUCKLEBERRY SPRINGS RD.
KNOXVILLE, TN 37924
(865) 679-6303

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN.
KNOXVILLE, TN 37938
(865) 947-5958
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4883

4-SD-23-C / 4-E-23-DP
Revised: 3/27/2023





NO.	DATE	DESCRIPTION	BY	CHKD.

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

BRAKEBILL RIDGE
KNOX COUNTY

SURVEY & EXISTING CONDITIONS

DESIGNED BY	CHECKED BY	SCALE	SHEET
RCS&A	RG	1"=40'	1
DRAWN BY	DATE	FILE NO.	NO.
CLD	03/27/2023	23015	1
OF 3 SHEETS			

4-SD-23-C / 4-E-23-DP
Revised: 3/27/2023



FILE NUMBER: 4-SD-23-C / 4-E-23-DP
CONCEPT PLAN:
BRAKEBILL RIDGE
Located within the 8th district of KNOX county, Tennessee

GARRETT ASSOCIATES
EDDY R. GARRETT, RLS#1544
4830 SHADY RD., SUMMERSVILLE PLAINS, TN 37871
PHONE: (865)-833-5622 FAX: (865)-833-1177
EMAIL: GARRETT@GARRETTASSOCIATES.COM

LAND SURVEYORS
DATE: 03/27/2023
SCALE: 1"=50'
DRAWN BY: GAB TDH
DRAWING NO.: 06-1750

DEVELOPER: SOUTHERN HOMES & FARMS
813 HUCKLEBERRY SPRINGS RD.
KNOXVILLE, TN 37924
(865) 679-6383

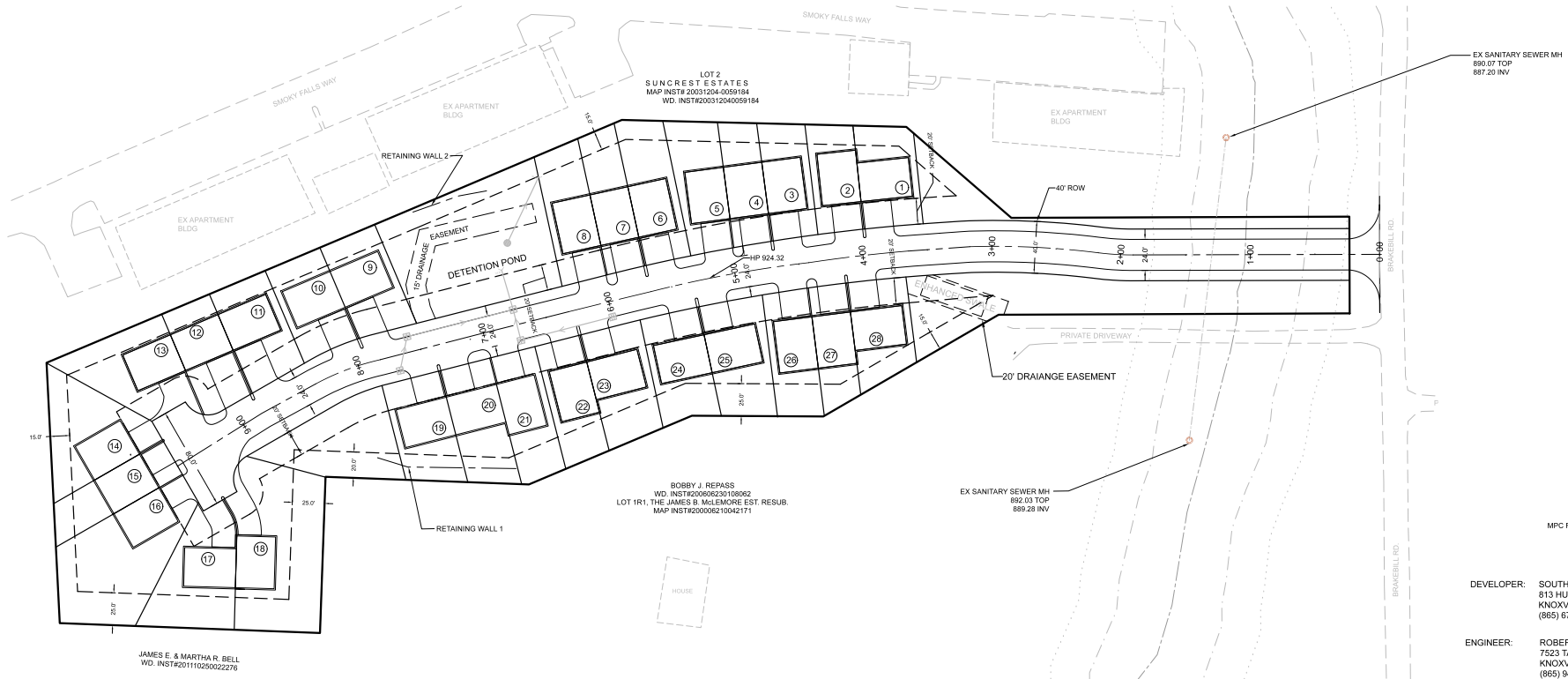
ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN.
KNOXVILLE, TN 37938
(865) 947-5996
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4683

MPC FILE # 4-SD-23-C / 4-E-23-DP



LEGEND

- CREEK -----
- 30' INNER BUFFER - - - - -
- 60' OUTER BUFFER
- 20' FRONT SETBACK - - - - -
- EX SANITARY SEWER -----
- EX MANHOLE ()



MPC FILE # 4-SD-23-C / 4-E-23-DP

DEVELOPER: SOUTHERN HOMES & FARMS
813 HUCKLEBERRY SPRINGS RD.
KNOXVILLE, TN 37924
(865) 679-6383

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN.
KNOXVILLE, TN. 37938
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SEVIERVILLE, TN 37862
(865) 429-4683

JAMES E. & MARTHA R. BELL
WD. INST#201110250022276

BOBBY J. REPASS
WD. INST#200508230106062
LOT 1R1, THE JAMES B. MCKENMORE EST. RESUB.
MAP INST#200008210042171

4-SD-23-C / 4-E-23-DP
Revised: 3/27/2023



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
DEMOLITION OR CONSTRUCTION, THE
CONTRACTOR MUST CONTACT TENNESSEE
ONE-CALL AT 1-800-351-1111
CONTRACTOR IS RESPONSIBLE TO RECORD
AND SAVE CONFIRMATION NUMBER.

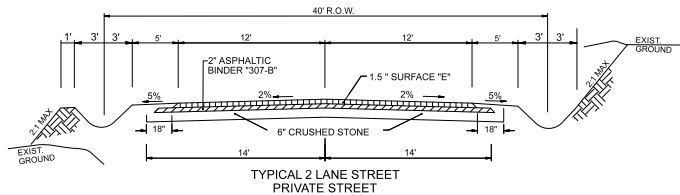
NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

BRAKEBILL RIDGE
KNOX COUNTY

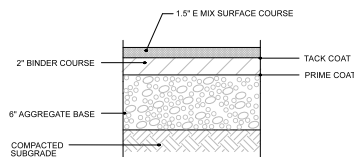
SITE LAYOUT

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=40'	SHEET NO. 2
DRAWN BY CLD	DATE 03/27/2023	JOB NO. 23005	OF 3 SHEETS

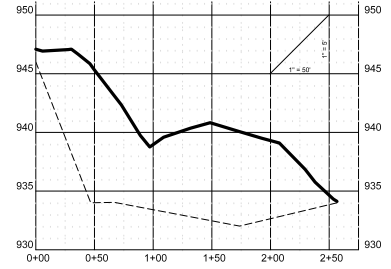


TYPICAL 2 LANE STREET PRIVATE STREET

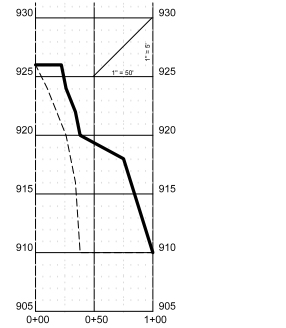
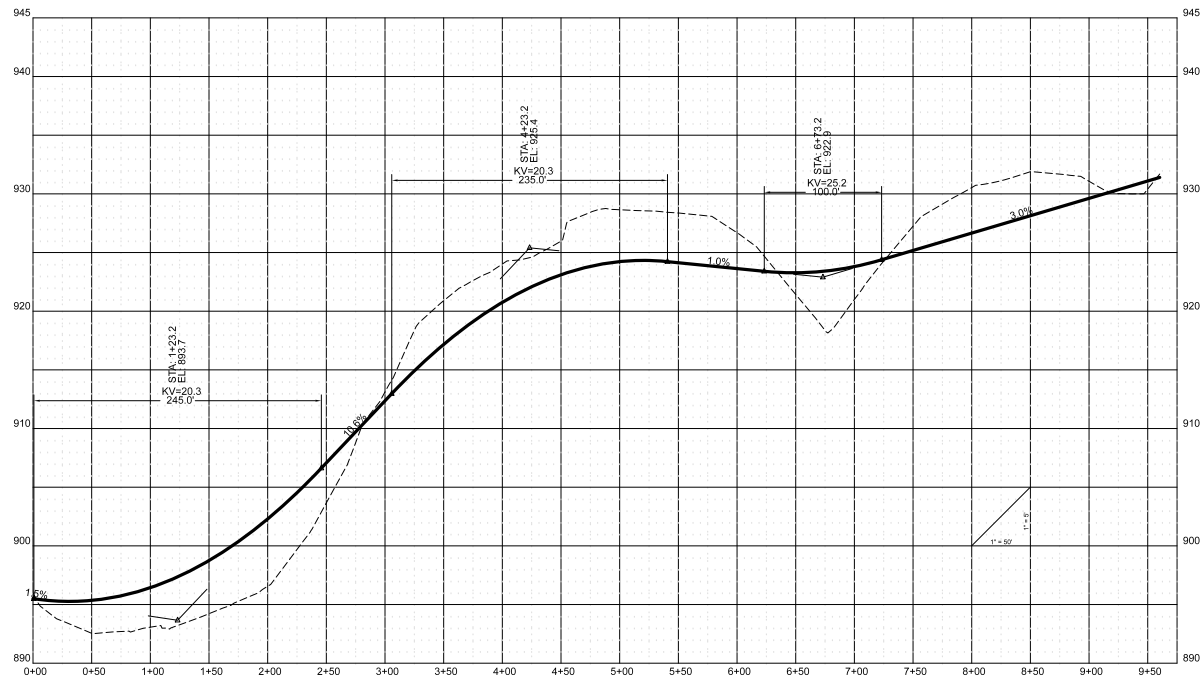
BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D699) PRIOR TO PLACEMENT OF FILL.
 FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)
 * "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



ASPHALT PAVING



WALL 1 PROFILE



WALL 2 PROFILE

MPC FILE # 4-SD-23-C / 4-E-23-DP

DEVELOPER: SOUTHERN HOMES & FARMS
 813 HUCKLEBERRY SPRINGS RD.
 KNOXVILLE, TN 37924
 (865) 679-6383

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 7523 TAGGART LN.
 KNOXVILLE, TN. 37938
 (865) 947-5996
 621 WALL STREET
 SEVIERVILLE, TN 37862
 (865) 429-4683

4-SD-23-C / 4-E-23-DP
 Revised: 3/27/2023



NOTE:
 THREE DAYS PRIOR TO ANY EARTHWORK DEMOLITION OR CONSTRUCTION, THE CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111. CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE CONFIRMATION NUMBER.

NO.	DATE	DESCRIPTION	BY	CHKD.

ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

BRAKEBILL RIDGE
 KNOX COUNTY

ROAD A PROFILE
 RETAINING WALL 1 AND 2 PROFILE

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=50' H"=5' V	NO. 3
DRAWN BY <td>DATE <td>JOB NO. <td>OF 3 SHEETS</td> </td></td>	DATE <td>JOB NO. <td>OF 3 SHEETS</td> </td>	JOB NO. <td>OF 3 SHEETS</td>	OF 3 SHEETS
CLD	03/27/2023	23005	



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Charles DeFoe

Applicant Name

Affiliation

2/28/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-SD-23-C / 4-E-23-DP

File Number(s)

CORRESPONDENCE

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

Charles "Sunny" DeFoe Robert G. Campbell & Associates, L.P.

Name / Company

7523 Taggart Ln Knoxville TN 37938

Address

865-947-5996 / charles.defoe@rgc-a.com

Phone / Email

CURRENT PROPERTY INFO

Mark Underwood Southern Homes and

Owner Name (if different)

813 Huckleberry Ln. Ln. Knoxville TN 37924

Owner Address

865-679-6383 / plainomark@g

Owner Phone / Email

317 BRAKEBILL RD / 319 BRAKEBILL RD

Property Address

72 D C 002,001.01

Parcel ID

4.19 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Brakebill Road, south of Suncrest Ln

General Location

City **Commission District 8 PR (Planned Residential)**

**Rural Residential,
Agriculture/Forestry/Vacant Land**

County District Zoning District

Existing Land Use

East County MDR (Medium Density Residential)

Planning Sector

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

SUBDIVISION REQUEST

Brakebill Ridge	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number _____	28
<input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number

<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$500.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input checked="" type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

AUTHORIZATION

Applicant Signature	Charles DeFoe Please Print	2/28/2023 Date
---------------------	--------------------------------------	--------------------------

Phone / Email		
Property Owner Signature	Mark Underwood Southern Homes and Farms, LLC Please Print	2/28/2023 Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

Charles "Sunny" DeFOE

Engineer

Applicant Name

Affiliation

02/27/2023

April 13, 2023

Date Filed

Meeting Date (if applicable)

File Number(s)

~~6 SB 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

Charles "Sunny" DeFOE

Robert G. Campbell & Associates, L.P.

Name

Company

7523 Taggart Ln.

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

charles.defoe@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Southern Homes & Farms, LLC.

813 Huckleberry Ln., Ste. 2 Knoxville, TN 37 865-679-6383

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 Road, south of Suncrest Ln

General Location

Tract Size

- City
- County

8th
District

PR (Planned Residential)

Zoning District

Agriculture/forestry/vacant & Rural Residential

Existing Land Use

East County

MDR

Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA

Residential Non-Residential

Home Occupation (specify) _____

Other (specify) Attached residential subdivision -- adding 1 lot to the previously approved 27 lot subdivision

Related City Permit Number(s) _____

SUBDIVISION REQUEST

Brakebill Ridge

Proposed Subdivision Name _____

Unit / Phase Number 1 Combine Parcels Divide Parcel Total Number of Lots Created 28

Other (specify) _____

Attachments / Additional Requirements _____

Related Rezoning File Number **4-I-22-RZ**

ZONING REQUEST

Zoning Change Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____

Pending Plat File Number _____

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

Design Plan Certification (Final Plat)

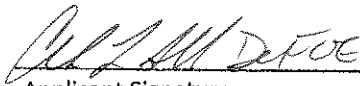
Use on Review / Special Use (Concept Plan)

Traffic Impact Study

COA Checklist (Hillside Protection)

Fee 1	0402 Development Plan	Total
Fee 2		\$500
Fee 3		

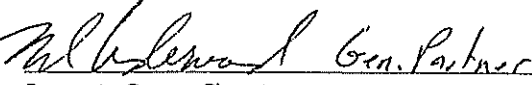
AUTHORIZATION

 Charles "Sunny" DeFOE 02/27/2023

Applicant Signature Please Print Date

865-679-6383 plainomark@gmail.com

Phone Number Email

 Gen. Partner Southern Homes & Farms LLC 2/27/23

Property Owner Signature Please Print Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Reduce the minimum intersection separation between the proposed road and Suncrest Lane from 300' to 159'.

Justify request by indicating hardship: _____

2. Reduce the intersection radius on the north side of the proposed road at Brakebill Road from 25' to 0'.

Justify request by indicating hardship: _____

3. Reduce the minimum intersection radii for a private right-of-way at the T turnaround from 50' to 30'.

Justify request by indicating hardship: _____

4. Reduce the minimum private right-of-way width from 50' to 40'.

Justify request by indicating hardship: _____

5. Reduce the minimum private right-of-way pavement width from 26' to 24'.

Justify request by indicating hardship: _____


6. Reduce the peripheral setback along the western property line behind lots 14-16 to 15'.

Justify request by indicating hardship: _____

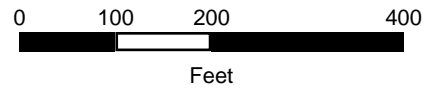
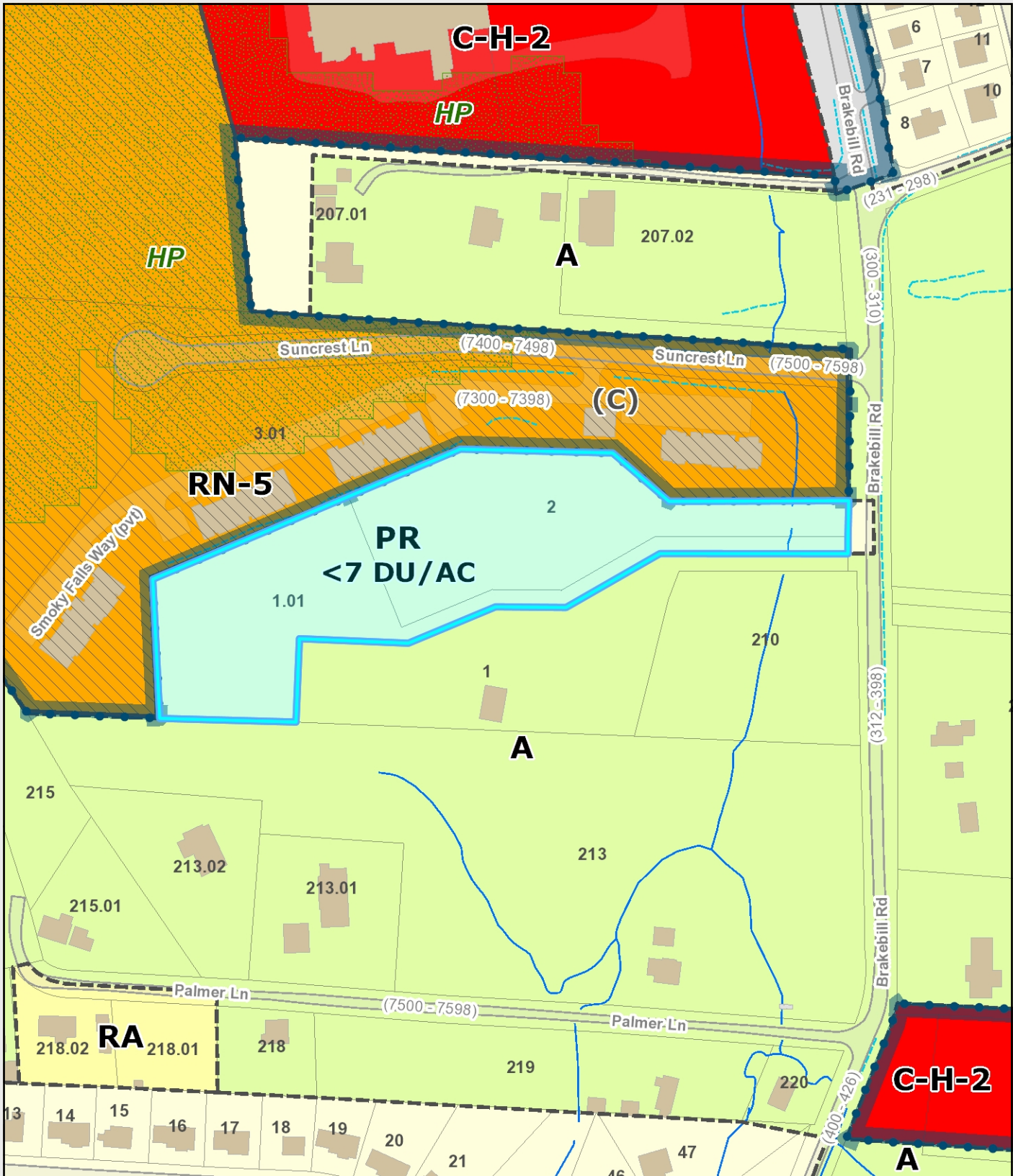
7. _____

Justify request by indicating hardship: _____

I certify that any and all requests needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.


Signature

02/27/2023
Date

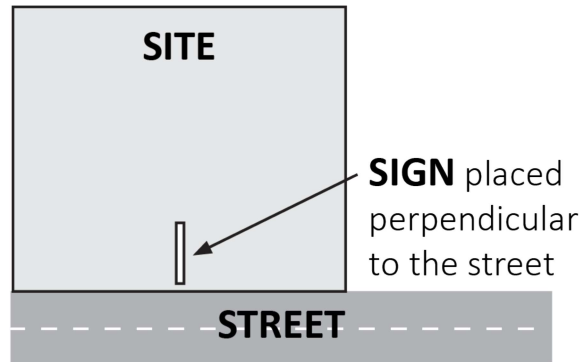


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

_____ 3/31/2023 _____ and _____ 4/14/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Charles DeFoe

Date: 2/28/23

File Number: 4-SD-23-C_4-E-23-DP_

- Sign posted by Staff
- Sign posted by Applicant