



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 12-SD-24-C

AGENDA ITEM #: 40

12-E-24-DP

AGENDA DATE: 12/12/2024

► **SUBDIVISION:** BLACK RIDGE POINTE

► **APPLICANT/DEVELOPER:** JUSTIN BREINER

OWNER(S): Justin Breiner

TAX IDENTIFICATION: 130 05805, 05810 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11912 BLACK RD (0 BLACK RD)

► **LOCATION:** South side of Black Rd, northeast of N Campbell Station Rd

GROWTH POLICY PLAN: Rural Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek & Hickory Creek

► **APPROXIMATE ACREAGE:** 8.35 acres

► **ZONING:** PR (Planned Residential) up to 2.99 du/ac

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

► **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 1 du/ac
South: Single family residential, multifamily residential, rural residential - PR (Planned Residential) up to 3 and 4 du/ac, A (Agricultural)
East: Agriculture/forestry/vacant, transportation/communications/utilities (First Utility District infrastructure) - A (Agricultural)
West: Agriculture/forestry/vacant, single family residential - A (Agricultural)

► **NUMBER OF LOTS:** 24

SURVEYOR/ENGINEER: Breck Bowlin, Land Development Solutions

ACCESSIBILITY: Access is via Black Rd, a minor collector street with a pavement width of 18 ft within a 60-ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** **VARIANCE:**
1. Reduce the minimum vertical curve (crest) K value from 25 to 20 at PVI STA 1+12.00 on public road 'A'.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduce the street frontage of lots 8, 13, 14, and 30 from 25 ft to 20 ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the maximum road grade from 1% to 2% at the intersection of road 'A' and Black Road.
 2. Reduce the pavement width of road 'A' from 26 ft to 24 ft.
-

STAFF RECOMMENDATION:

- **Approve the variance to reduce the K value of Road A from 25 to 20 at PVI station 1+12.00, based on the following evidence of hardships.**
- A. This property with the HP designation slopes down by approximately 62 ft from the edge of Black Road to the rear boundary. There is a 28.8-ft elevation change along the right-of-way of Road A from its intersection at Black Road to the approximate middle of Road A at station 4+00.**
 - B. The topography is unique to the property. Approval of this variance will result in less disturbance within the HP designation of this property.**
 - C. Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare as there are no apparent sight distance issues on Black Road and no through connectivity via Road A.**

Approve the requested alternative design standard to reduce the street frontage of the lots identified, provided that guest parking will be accommodated by increasing the pavement width of Road A to 26 ft, as recommended in condition 1 of the concept plan.

Approve the concept plan subject to 11 conditions.

1. Increasing the pavement width of Road A to 26 ft to accommodate on-street guest parking.
 2. During the design plan phase, obtaining approval of Knox County Engineering & Public Works Department for the proposed location of the mail kiosk.
 3. During the design plan phase, ensuring that any required sight distance easement is provided for the horizontal curve of Road A approximately between station 3+00 and station 5+50, subject to review and approval by Knox County Engineering & Public Works Department.
 4. Ensuring connection to sanitary sewer and meeting any other relevant utility provider requirements.
 5. Providing street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including, but not limited to, ensuring that the stormwater retention pond(s) meet the standards.
 8. Before certification of 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.
 9. Ensuring that Land disturbance within the HP area does not exceed 6.3 acres, as recommended by the slope analysis (attached). The limit of disturbance is to be verified and delineated on the site with high-visibility fencing before grading permits are issued for the site. Undergrowth in the undisturbed HP areas may be cleared for passive recreational uses, such as walking trails. Selective tree removal is permissible for the removal of invasive species or to alleviate safety hazards, such as trees that are falling, dead, or dying.
 10. Providing a Type B landscape screen along the rear boundary between lots 14-30. Existing trees that remain can count toward this requirement.
 11. 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.
- **Approve the development plan for a residential subdivision of one existing house and up to 23 attached dwelling units in the PR zone, based on the acreage on the final plat, and a peripheral setback reduction from 35 ft to 15 ft along the western and eastern boundaries, as delineated in Exhibit B, subject to 3 conditions.**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Before final plat approval, confirm that the property has adequate acreage for 30 dwellings units (at least 10.034 acres). The density of the development shall not exceed 2.99 du/ac.
 3. The maximum height of the attached dwellings shall be 35 feet.

COMMENTS:

The applicant is proposing to add 23 attached dwellings units to the Black Ridge Pointe subdivision. Unit 1 of the subdivision included 6 lots for single family houses and was approved by the Planning Commission in

March 2024 (3-SA-24-C, 3-B-24-DP). Unit 2 proposes to subdivide approximately 8.35 acres of land to the south of the Unit 1 lots into 24 new lots and 3 common areas, yielding a density of 2.87 du/ac for Unit 2 (to be confirmed after the property is surveyed). The existing house and accessory structures will remain on lot 7.

VARIANCE

Vertical curves of a street are designed based on the Rate of Vertical Curvature, K, referred to as K value. K value expresses the abruptness of the grade change in a single value. For subdivisions in Knox County, section 3.04.I.4.b of the Subdivision Regulations requires a minimum K value of 25 for local streets. The property is relatively steep at the location of the variance request, which makes it challenging to meet the requirement for Road A. Staff recommends approval of the variance because this will result in less grading within the HP (Hillside Protection) area and the decrease is supported by the Knox County Department of Engineering and Public Works based on the justification provided by the applicant.

ALTERNATIVE DESIGN STANDARD

An alternative design standard is requested to reduce the street frontage of lots 8, 13, 14, and 30 from 25 ft to 20 ft. The Planning Commission may approve a reduction of the lot frontage subject to the following requirements (Sub Reg 3.03.B.2) - all lots shall have a minimum front yard setback of 20 ft and guest parking shall be provided throughout the development. The subject lots meet the minimum front setback requirements. On-street parking will be feasible on Road A if the pavement width is increased to 26 ft, as recommended in condition 1. On-street parking is more appropriate for this development compared to any off-street parking areas that will require additional disturbance within the HP area.

PERIPHERAL BOUNDARY

The applicant is requesting a reduction of the peripheral boundary from 35' to 15' along the entirety of the western boundary, along the rear boundary from the southwestern corner up to lot 20, and along the eastern boundary next to the existing barn. Staff is recommending denial for the western portion that is primarily on the rear side of lots 8-13 and for the rear boundary because the site plan does not demonstrate a need for the reduction. Should the Planning Commission approve the requested peripheral boundary reduction in these areas, Planning staff recommends extending the Type B buffer in condition 10 to extend the length of the southern lot line and the western lot line to buffer the abutting single family subdivisions from this more intensive development. Staff is recommending approval for the rest of the requested segments because these align with the peripheral boundaries of unit 1 approved by the Planning Commission (delineated in Exhibit B).

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 2.99 du/ac:

A. The PR zone allows attached dwellings as 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. The proposed density for unit 2 is 2.87 du/ac based on the approximate lot area on KGIS. Including the 6 lots of unit 1 and the existing house on lot 7, the density for the entire development shall not exceed 2.99 du/ac. If the acreage on the final plat is below 10.034 acres, a reduction in lot numbers will be required to conform with the zoning ordinance.

C. The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft when adjacent to residential or agricultural zones. Staff recommends approval of the reduction as delineated in Exhibit B.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Create neighborhoods with a variety of housing types and amenities in close proximity (Policy 5). – The development proposes a mix of single family houses and townhouses and the property has easy vehicular access to Knoxville Christian School on Snyder Road and numerous commercial uses along Parkside Drive.

B. Encourage development practices that conserve and connect natural features and habitat (Policy 7). – The development proposes to preserve the forested area in the eastern section of the property.

3) FUTURE LAND USE MAP

A. The property has the RC (Rural Conservation) place type with the HP (Hillside Protection) designation. The land use mix of the RC place type lists detached houses as primary uses and attached houses as secondary uses. The place type recommends preservation of 50% or more of open space. The calculation on the site plan indicates that 46.9% open areas will be undisturbed. The percentage will be verified based on the final acreage and number of lots to be confirmed by a survey of the property.

B. Approximately 9.4 acres of the property are within the Hillside Protection (HP) area. The slope analysis

recommends a maximum disturbance budget of 6.3 acres, which shall be maintained per condition 9.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area. The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning.

B. Per the recently updated Growth Policy Plan, residential development in the Rural Area shall be limited to 2 du/ac. However, the property was rezoned to PR at 2.99 du/ac prior to the amendment to the plan and the rezoning (2-D-24-RZ, 2-A-24-SP) was consistent with the former Growth Policy Plan that allowed subdivisions with up to 3 du/ac provided the property met certain standards, such as utility connection and adequate road infrastructure.

ESTIMATED TRAFFIC IMPACT: 265 (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.

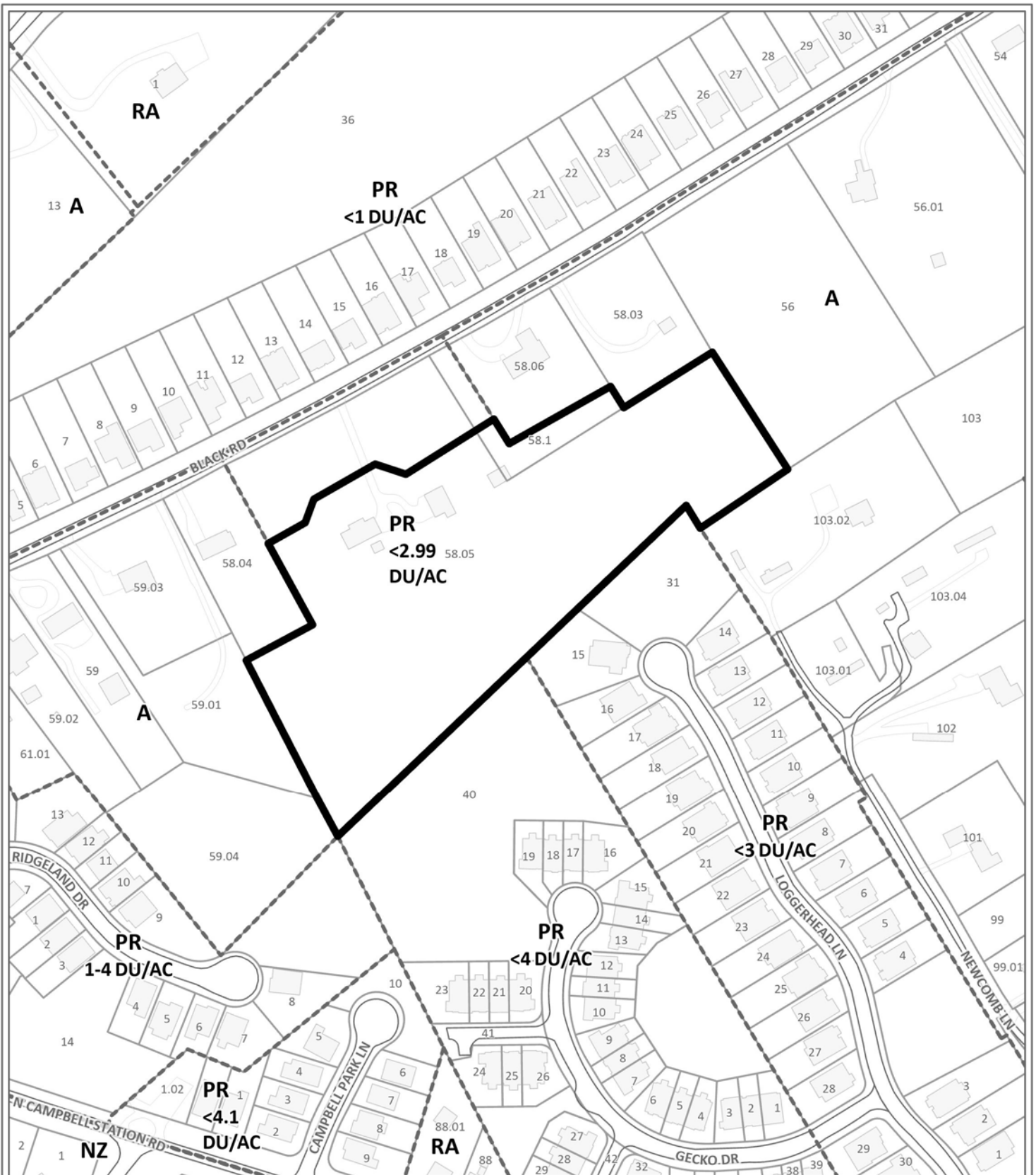
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- 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).



CONCEPT PLAN / DEVELOPMENT PLAN

12-SD-24-C / 12-E-24-DP

Petitioner: Justin Breiner



Attached residential subdivision in PR (Planned Residential) < 2.99 du/ac

Original Print Date: 11/13/2024

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

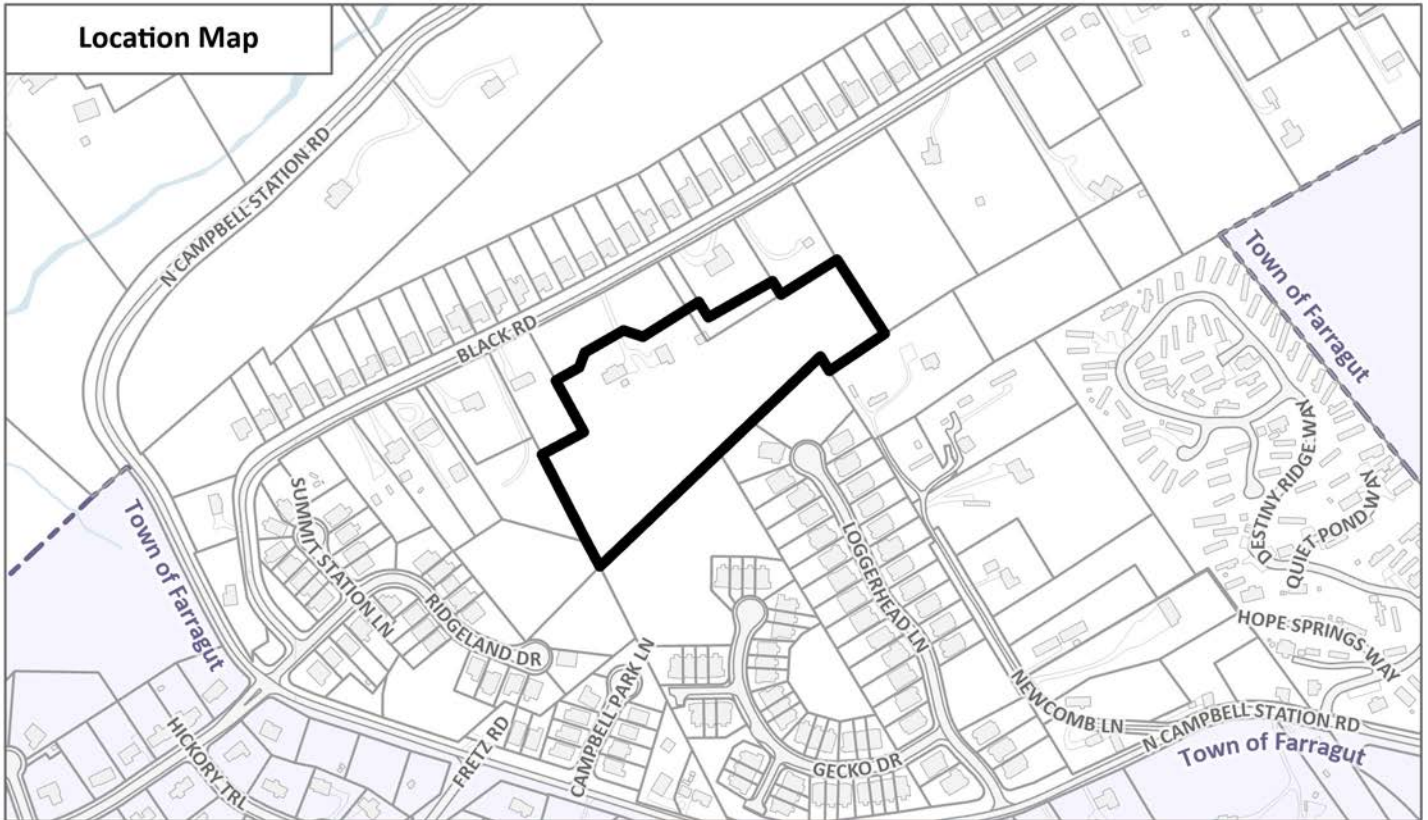
Map No: 130

Jurisdiction: County



Exhibit A. Contextual Images

Location Map



Aerial Map

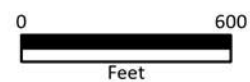


CONTEXTUAL MAPS 1

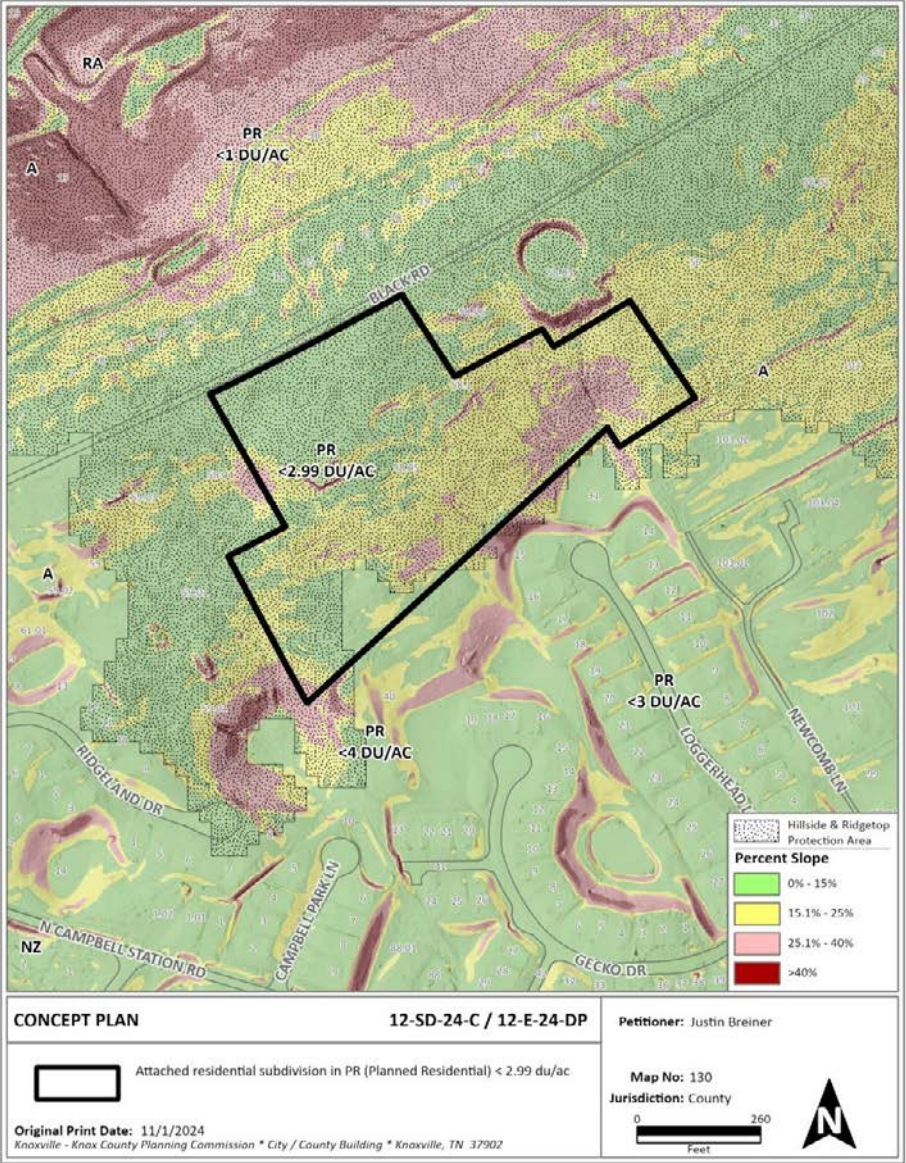
12-SD-24-C / 12-E-24-DP



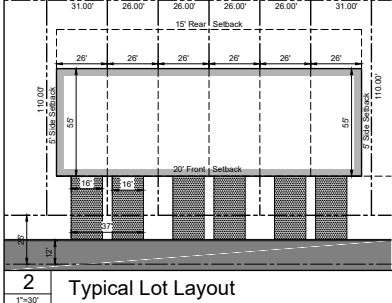
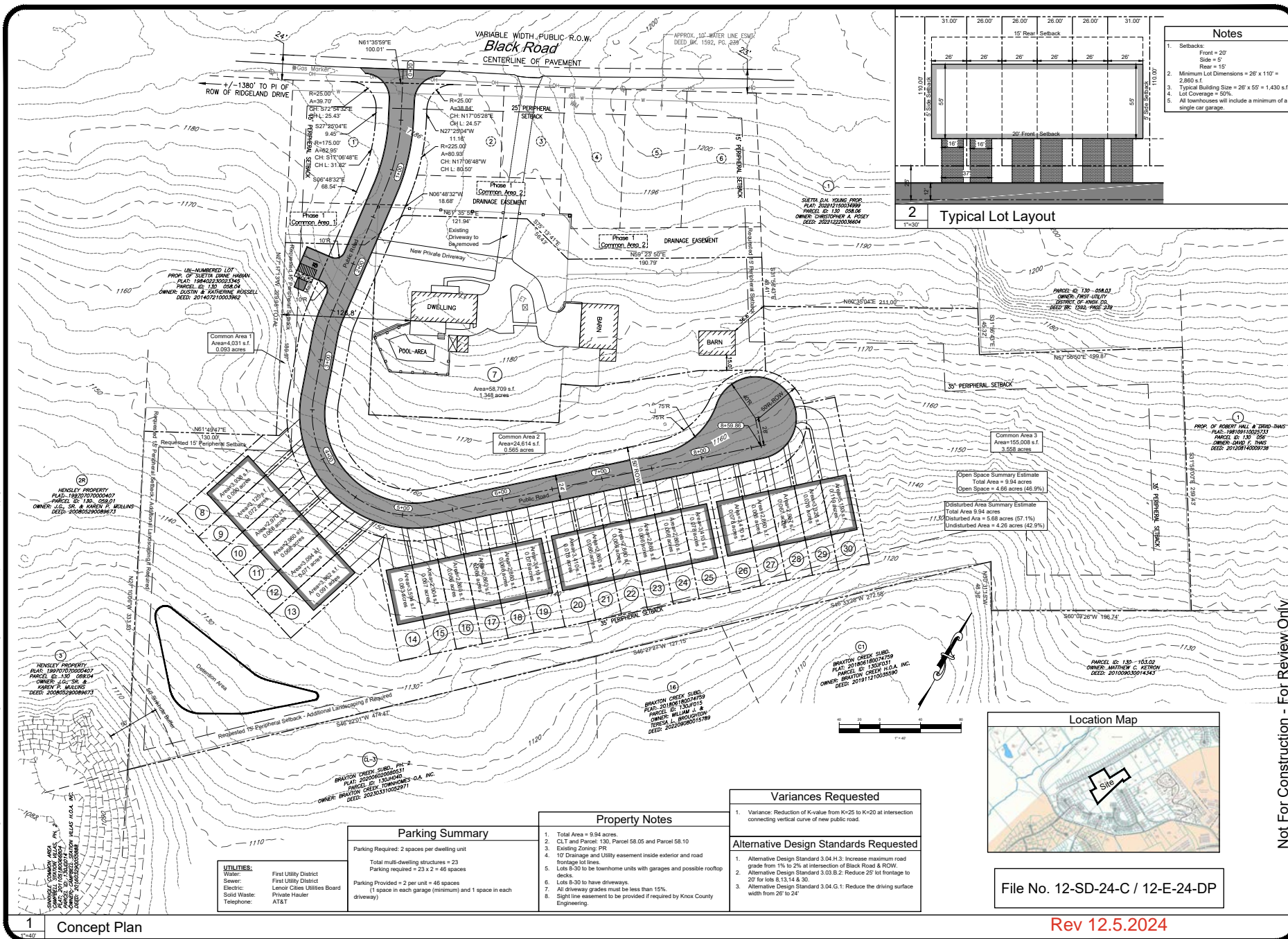
Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	9.9		
Non-Hillside	0.5	N/A	
0-15% Slope	3.9	100%	3.9
15-25% Slope	4.3	50%	2.2
25-40% Slope	1.2	20%	0.2
Greater than 40% Slope	0.0	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	9.4	Recommended disturbance budget within HP Area (acres)	6.3
		Percent of HP Area	66.8%



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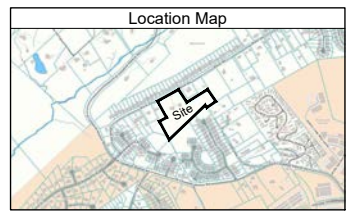


- Notes**
1. Setbacks:
Front = 20'
Side = 5'
Rear = 15'
 2. Minimum Lot Dimensions = 26' x 55' = 2,860 s.f.
 3. Typical Building Size = 26' x 55' = 1,430 s.f.
 4. Lot Coverage = 50%.
 5. All townhouses will include a minimum of a single car garage.

Parking Summary	
Parking Required: 2 spaces per dwelling unit	
Total multi-dwelling structures = 23	
Parking required = 23 x 2 = 46 spaces	
Parking Provided = 2 per unit = 46 spaces	
1 space in each garage (minimum) and 1 space in each driveway	

- Property Notes**
1. Total Area = 9.94 acres.
 2. CLT and Parcel 130, Parcel 58.05 and Parcel 58.10
 3. Existing Zoning: PIR
 4. 17' Drainage and Utility easement inside exterior and road frontage lot lines.
 5. Lots 5-30 to be townhouse units with garages and possible rooftop decks.
 6. Lots 5-30 to have driveways.
 7. All driveway grades must be less than 15%.
 8. Sight line easement to be provided if required by Knox County Engineering.

- Variances Requested**
1. Variance: Reduction of K-value from K=25 to K=20 at intersection connecting vertical curve of new public road.
- Alternative Design Standards Requested**
1. Alternative Design Standard 3.04 H.3: Increase maximum road grade from 1% to 2% at intersection of Black Road & ROW.
 2. Alternative Design Standard 3.03 B.2: Reduce 25' lot frontage to 20' for lots 5, 13, 14 & 30.
 3. Alternative Design Standard 3.04 G.1: Reduce the driving surface width from 26' to 24'.



File No. 12-SD-24-C / 12-E-24-DP

Rev 12.5.2024

Project:

Black Ridge Pointe
Unit Two
BBK Development, LLC
Black Road
Knox County, Tennessee

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 662-671-2291

Drawing Description:

No.	Date	Revision
1	12-02-2024	Knox Planning Comments
2	12-04-2024	Knox Planning Comments

Not For Construction - For Review Only

Job No. 2024112

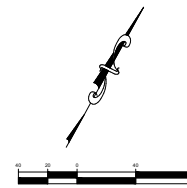
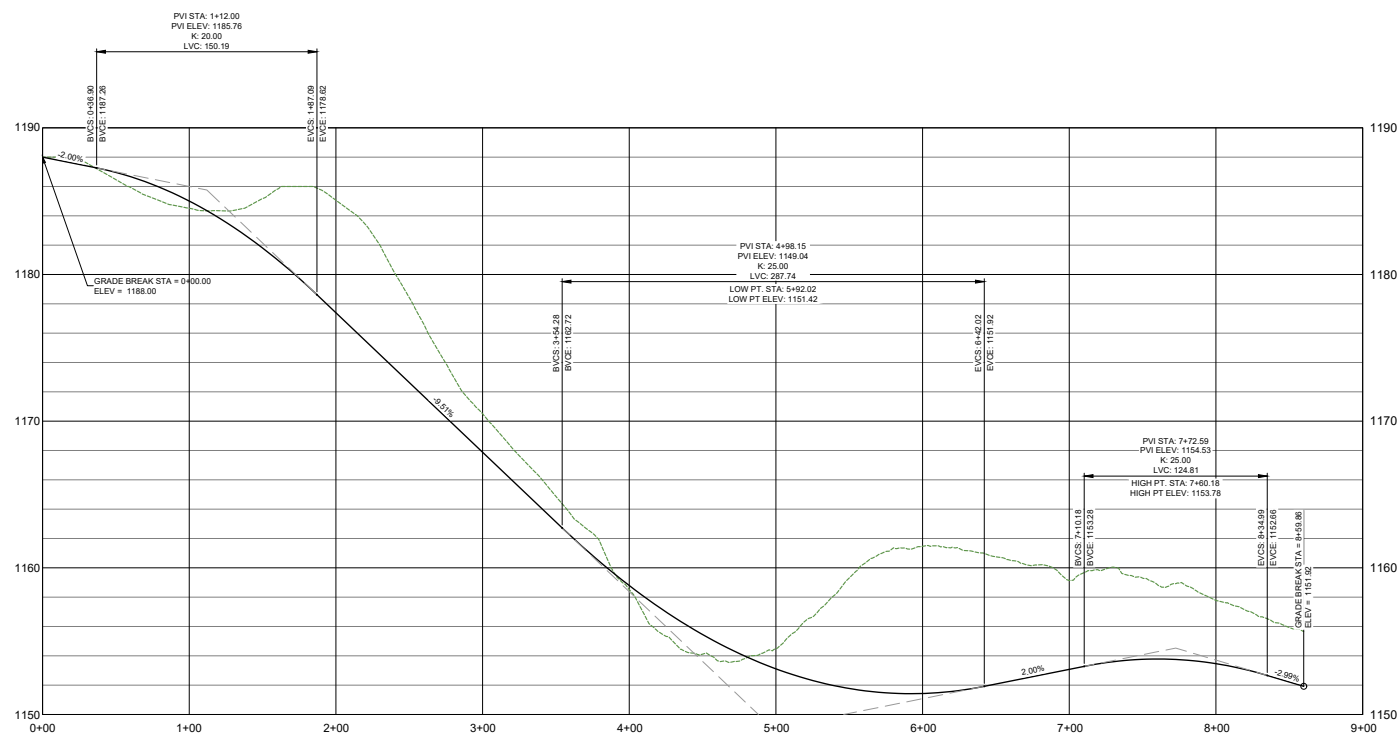
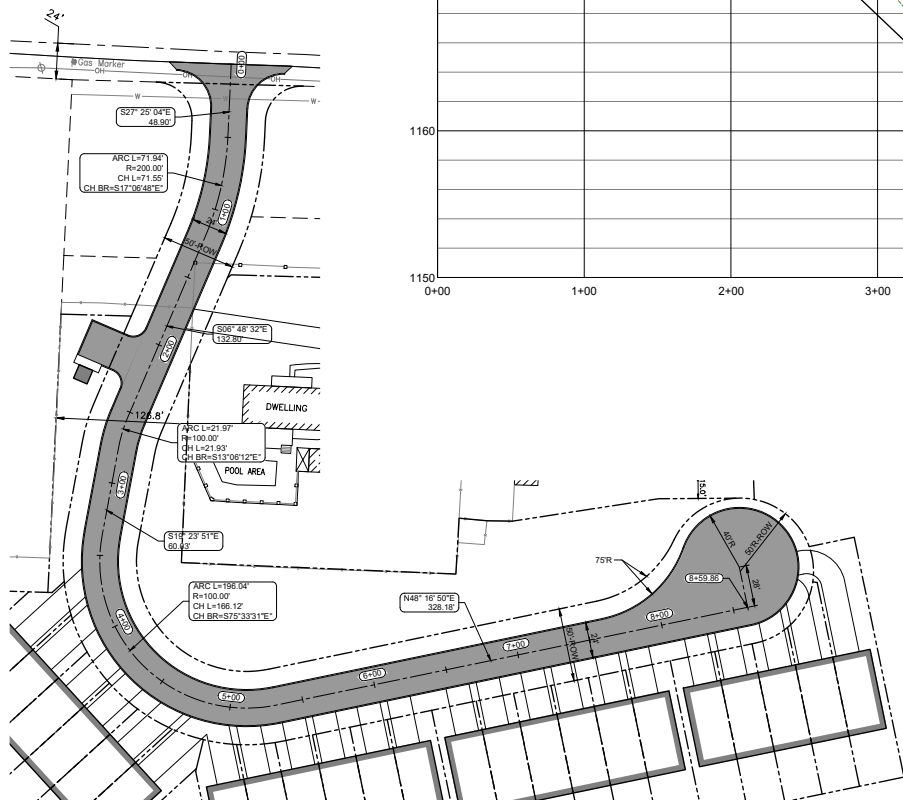
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Scale 11-25-2024

Date

C101

Sheet No.



File No. 12-SD-24-C / 12-E-24-DP

Rev 12.5.2024

Not For Construction - For Review Only

No.	Date	Reason
2	10-04-2024	Knox Planning Comments



Drawn By	
Checked	
Approved	
Job No.	2024112
1"=40'	11-25-2024
Scale	Date

Living Description:

LAND
DEVELOPMENT
SOLUTIONS

Project
**Black Ridge Pointe
Unit Two
BBK Development, LLC**
Black Road
Knox County, Tennessee

Black Road
Knox County, Tennessee

SUITE K • KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

310 SIMMONS RD., SUITE K•KNOXVILLE,
PH. 865-671-2281

2

BLACK RIDGE POINTE (UNIT-2) - DESIGN INTENT - TOWNHOUSE FRONT ELEVATION EXAMPLE RENDERINGS

FILE: 12-SD-24-C / 12-E-24-DP



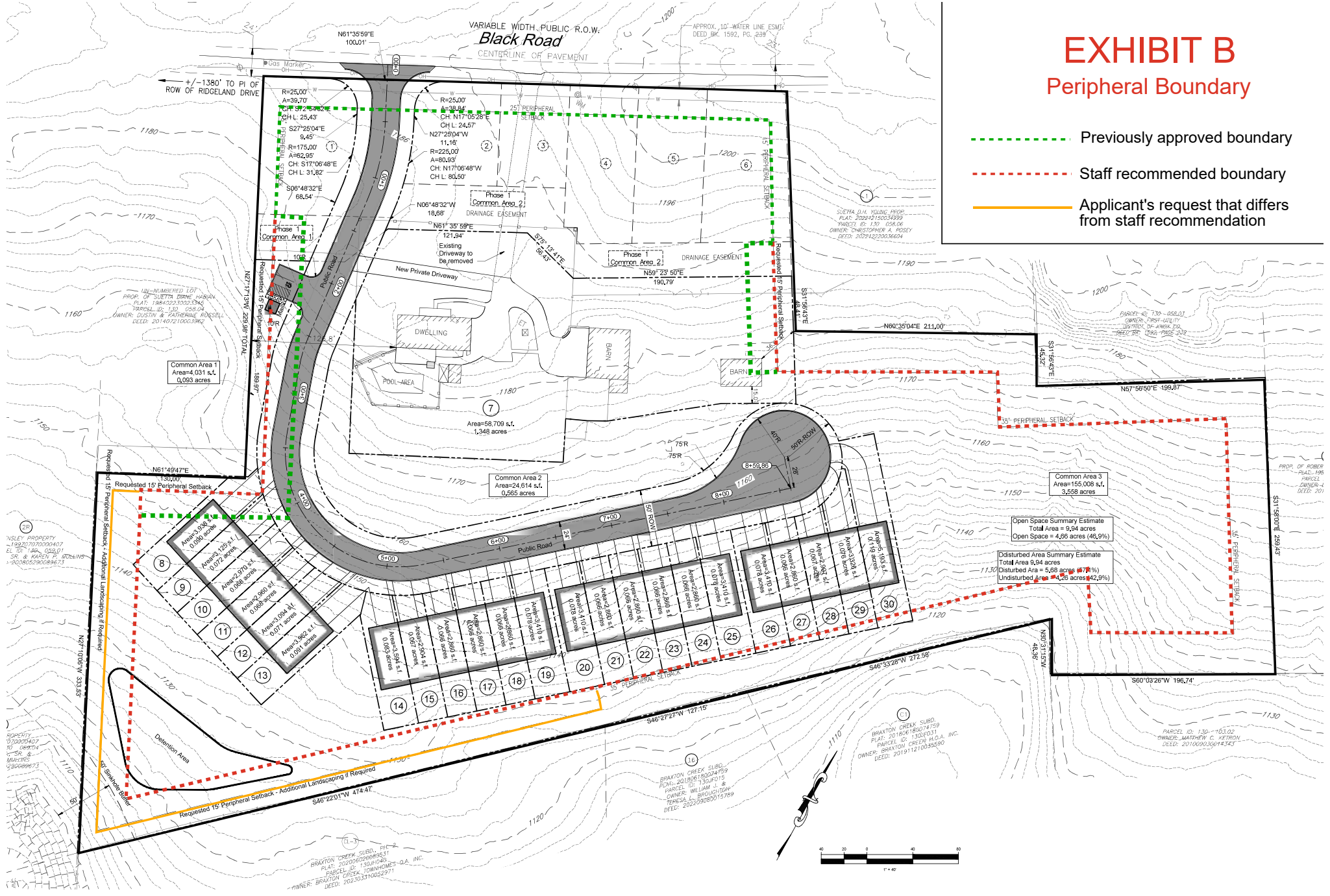
The point of this conceptual very limited consideration of potential roof top access is to satisfy your request to see architectural intent on vertical construction that has not started the design process. If rooftop access is provided, our intent would be to limit any roof-line modifications visible from the front as to not impact the appearance of the front elevation.



EXHIBIT B

Peripheral Boundary

- Previously approved boundary
- Staff recommended boundary
- Applicant's request that differs from staff recommendation



The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

HARDSHIP CONDITIONS TO BE MET:

- 1 Conditions Required:** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may, after written application, grant variations to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
- 2 Evidence of Hardship Required:** The Planning Commission shall not grant variations to these regulations if the purpose of the variation is solely for financial gain. The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that the following hardships are met:
 - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
 - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
 - c. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision 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.

Justin BreinerDigitally signed by Justin Breiner
DN: cn=Justin Breiner, o=Knox Planning, email=Justin.Breiner@knoxplanning.org, c=US
Reason: I attest to the accuracy and integrity of this document
Contact Info: 865-399-4462
Date: 2024.11.27 17:42:23-0500**Justin Breiner****11/27/2024**

Signature

Printed Name

Date

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

1. VARIANCE REQUESTED:

Reduce the K-value from K=25 to K=20 at the intersection connecting vertical curve of the new public ROW.

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

The topography of the site drops quickly from Black Rd. to the rear of the property. The K of 20 will allow the subdivision to more closely match the existing grade.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

The topography is the existing grade and has not been created by any persons. The site drops approximately 37 feet from the edge of Black Road to the main portion of the development.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

The variance request is at a stop intersection and will not be detrimental to public safety or the neighborhood. Although AASHTO recommends a K of 25, the K of 20 will not be detrimental to public safety as the approach is to a stop sign and the speed will be reduced naturally approaching the stop sign.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Alternative Design Standards

Re: 12-SD-24-C / 12-E-24-DP

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

Alternative Design Standards Requiring Planning Commission Approval

Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County

Section 3.03.E.1.e – Maximum grade of private right-of-way

Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots

Section 3.04.H.2 – Maximum grade, public streets

Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots

Section 3.04.A.3.c – Right-of-way dedication, new subdivisions

Section 3.04.F.1 – Right-of-way reduction, local streets

Section 3.04.G.1 – Pavement width reduction, local streets

Section 3.04.H.3 – Intersection grade, all streets

Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones

Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones

Section 3.11.A.2 – Standard utility and drainage easement

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision 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.

Justin Breiner

Digitally signed by Justin Breiner
DN: C=US, E=jbreiner@benchmarkenterprises.com,
CN=Justin Breiner
Reason: I attest to the accuracy and integrity of this document
Contact Info: 865-399-4462
Date: 2024.11.27 17:48:12-05'00'

Justin Breiner

11/27/24

Signature

Printed Name

Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Request to reduce 25' lot frontage to 20' for lots 8,13,14,&30. a) All lots shall have a minimum front yard setback of 20' & b) Guest parking is not defined in Sub Regs, but meets the parking requirements per Ordinance 5.7-7.

Approval required by: Planning Commission ☒ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

listed in the next pages

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

listed in the next pages

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

2. ~~1~~. ALTERNATIVE DESIGN STANDARD REQUESTED:

Request to reduce the driving surface width from 26' to 24'. A minimum of 2 off street parking spaces will be provided at each unit. If EPW would rather have 22' wide driving surface this would also be acceptable to us.

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☒

Engineering Comments:

Steve Elliott

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

3. ~~1~~. ALTERNATIVE DESIGN STANDARD REQUESTED:

Request for 2% slope for the first 30' of proposed road and Public ROW.

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Steve Elliott

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Justin Breiner

Applicant Name

Affiliation

10/28/2024

Date Filed

12/12/2024

Meeting Date (if applicable)

12-SD-24-C / 12-E-24-DP

File Number(s)

CORRESPONDENCE

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

- ☐ Applicant ☐ Owner ☐ Option Holder ☐ Surveyor ☐ Engineer ☐ Architect

Justin Breiner

Name / Company

11912 Black Rd Knoxville TN 37932

Address

865-399-4462 / jbreiner@benchmarkenterprises.com

Phone / Email

CURRENT PROPERTY INFO

Justin Breiner

Owner Name (if different)

11912 Black Rd Knoxville TN 37932

Owner Address

865-399-4462 / jbreiner@bench

Owner Phone / Email

0 BLACK RD / 11912 BLACK RD

Property Address

130 05805,05810

Parcel ID

8.35 acres

Part of Parcel (Y/N)?

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice and Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

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

Black Ridge Pointe	Related Rezoning File Number
Proposed Subdivision Name	
Unit 2	24
Unit / Phase Number	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1	Total
\$1,150.00	
Fee 2	
Fee 3	

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) the application and all associated materials are being submitted with his/her/its consent. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.

Justin Breiner	10/28/2024
Applicant Signature	Date
Please Print	

Phone / Email

Justin Breiner	10/28/2024
Property Owner Signature	Date
Please Print	



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

Justin Breiner	
Applicant Name	
10/25/2024	12/12/2024
Date Filed	Meeting Date (if applicable)
Affiliation	
File Number(s)	
12-SD-24-C 12-E-24-DP	

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

Justin Breiner

Name		Company	
11912 Black Road		Knoxville TN 37932	
Address		City	State ZIP
865-399-4462		jbreiner@benchmarkenterprises.com	
Phone		Email	

CURRENT PROPERTY INFO

Justin Breiner	11912 Black Road, Knoxville, TN 37932	865-399-4462
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
11912 Black Road, Knoxville, TN 37932	130.05805 & 130.05810	
Property Address	Parcel ID	
First Utility District	First Utility Distriict	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location		Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County	District	Zoning District Existing Land Use
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**

Related City Permit Number(s)

SUBDIVISION REQUEST

Black Ridge Pointe (formally "BBK Properties")

Proposed Subdivision Name

2

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

30 24

Total Number of Lots Created

Related Rezoning File Number

2-D-24-RZ

☐ Other (specify) _____

☒ Attachments / Additional Requirements

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	Total
Fee 2	\$1,150.00
Fee 3	

AUTHORIZATION

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent


Applicant Signature

Justin Breiner

Please Print

10/25/2024

Date


(865) 399-4462

Phone Number

jbreiner@benchmarkenterprises.com

Email

10/28/2024, SG


Property Owner Signature

Justin Breiner

Please Print

10/25/2024

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/29/2024

12/13/2024

Date to be Posted

Date to be Removed

**Have you engaged the
surrounding property owners
to discuss your request?**

☐ Yes ☐ No

☐ No, but I plan to prior to the
Planning Commission meeting

Justin Breiner

Digitally signed by Justin Breiner
DN: cn=US, E=jbreiner@benchmarkenterprises.com, CN=Justin Breiner
Reason: I agree to the terms defined by the placement of my signature
on this document.
Contact info: 865-441-2256
Date: 2024.10.29 16:00:05-0400

Justin Breiner

10/29/2024

Applicant Signature

Applicant Name

Date

12-SD-24-C & 12-E-24-DP

FILE NUMBER