



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 12-SE-24-C
12-H-24-DP

AGENDA ITEM #: 41

AGENDA DATE: 12/12/2024

▶ **SUBDIVISION:** BRACKETT RD SUBDIVISION

▶ **APPLICANT/DEVELOPER:** BALL HOMES, LLC

OWNER(S): Robert E. Price

TAX IDENTIFICATION: 20 13207

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 BRACKETT RD

▶ **LOCATION:** North and east sides of Brackett Rd, north of Tall Shadow Ln

GROWTH POLICY PLAN: Rural Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 34.7 acres

▶ **ZONING:** PR (Planned Residential) up to 2 du/ac

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Agriculture/forestry/vacant land, rural residential - A (Agricultural)
South: Agriculture/forestry/vacant land, single family residential - A (Agricultural), PR (Planned Residential) < 3 du/ac
East: Agriculture/forestry/vacant land, rural residential - A (Agricultural)
West: Agriculture/forestry/vacant land - A (Agricultural)

▶ **NUMBER OF LOTS:** 69

SURVEYOR/ENGINEER: Chris Gollhofer Ardurra

ACCESSIBILITY: Access is via Brackett Road, a local street with 17-20 ft of pavement width within 40-ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

▶ **Approve the Concept Plan subject to 12 conditions.**

1. Connection to sanitary sewer and meeting other relevant utility provider requirements, including but not limited to purchasing the required amount of sewer shares for house lots.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Implementing the recommendations of the Brackett Road Subdivision Transportation Impact Analysis (TIA) (Ardurra, 10/28/2024 & 11/11/2024) as required by Knox County Engineering and Public Works during the

design plan phase. If the TIA is further revised, it must be submitted to Planning staff for review and approval by all applicable agencies.

4. If the Knox County Department of Engineering and Public Works determines that the width of Brackett Road is less than 18 ft wide between the intersections of Road 'A' and Tall Shadow Lane, the applicant must widen the deficient sections of Brackett Road between these intersections to a minimum width of 18 ft.
5. Before the final plat for phase 1 of this subdivision can be certified for recording, the eastbound left turn lane on E. Emory Road at the Brackett Road intersection must be installed, or a memorandum of understanding (MOU) with Knox County Engineering and Public Works to construct the turn lane must be in place per condition #6.
6. Entering into an MOU with Knox County Engineering and Public Works for completing off-site improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102). The cost of these improvements is the responsibility of the property owner.
7. 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 an 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.
8. The maximum number of lots shall be consistent with condition #2 of the associated development plan (12-H-24-DP).
9. Certify the minimum sight distance can be obtained looking to the right (westbound) on Brackett Road at the Road 'A' intersection, with documentation provided to the Knox County Department of Engineering and Public Works for review and approval during the design plan phase.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
11. Meeting all applicable requirements of the Knox County Zoning Ordinance.
12. Before certification of the final plat for the subdivision, establish 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.

► **Approve the development plan for up to 69 detached residential lots, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The maximum number of lots shall be based on the total acreage of the subdivision noted on the final plat. The property must be over 34.5 acres to allow the proposed 69 detached residential lots. If the property is 34.5 acres or less, the lots must be reduced to comply with the PR (Planned Residential) zone with up to 2 du/ac.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

This proposal subdivides this 34.7-acre property into 69 detached residential lots at a 1.99 du/ac density. The property was rezoned from A (Agricultural) to PR up to 2 du/ac in November 2007 (10-U-07-RZ).

The proposed access point to Brackett Road is perpendicular to the center of a sharp curve. The transportation impact analysis (TIA) recommends considering the conversion of this intersection into a three-legged, all-way stop-controlled intersection due to the sharp horizontal curve in Brackett Road. After considering the potential options, Knox County Engineering and Public Works determined their preference is only to require Road 'A' to have a stop condition, leaving Brackett Road as-is.

When the adjacent Isabel Estates Subdivision was approved in 2021, there was a condition that only 66 lots could be platted before an eastbound left turn lane on E. Emory Road would be required at the Brackett Road intersection. The Isabel Estates Subdivision has platted 66 lots but has yet to construct the required turn lane. The lots within this subdivision cannot be platted until the left turn lane is constructed.

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(k) (Planned Residential) 2 du/ac

A. The PR zone allows single-family 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The property was rezoned from A (Agricultural) to PR up to 2 du/ac. The proposed subdivision has a density

of 1.99 du/ac.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Encourage development practices that conserve and connect natural features and habitat (Policy 7). – The site's northern portion has approximately 16.8 acres within the HP (Hillside Protection) area, and Lammie Branch stream is in the southeast corner of the property. The slope analysis recommends a disturbance budget of 10.1 acres within the HP area, and the proposed subdivision disturbs approximately 9.5 acres within the HP area. The development stays out of the FEMA floodway and required stream buffers. In addition, approximately 4 acres on the southeast side of the creek will remain undeveloped.

3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is classified as the RL (Rural Living) place type on the Future Land Use Map. Rural Living areas are primarily made up of single family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial that supports agriculture and civic uses.

B. Single family residential on a wide range of lot sizes is a primary use in the RL place type. Primary uses are intended to be the predominant focus of the place. – The proposed single family development with varying lot sizes is consistent with the RL place type.

C. The proposal conforms to the Form Attributes of the RL place type, which recommends building heights of 1-2 stories. – The maximum height is 35 ft for houses in the PR zone.

D. The RL place type allows consideration of PR (Planned Residential) up to 2 du/ac as a partially related zone per the Place Type and Zoning Correspondence Matrix (Appendix H of the Comprehensive Plan). The proposed development has a density of 1.99 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Rural Area on the Growth Plan Map. 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. Residential development in the Rural Area shall be limited to all of the following conditions: (a) no more than 2 dwelling units per acre; and (b) sanitary sewer, or a sewage system approved and maintained by a public utility company and public water must be available; and © must be on a collector road with a minimum pavement width of 18 ft. – The proposed density is 1.99 du/ac, will be serviced by sanitary sewer, and will be located on a road with a minimum pavement width of 18 ft if the recommended conditions are approved. Since the property was zoned PR up to 2 du/ac before the Growth Policy Plan was amended in 2024, the requirement that the property be located on a collector road is not applicable. However, a pavement width of 18 ft is typically considered the minimum acceptable.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

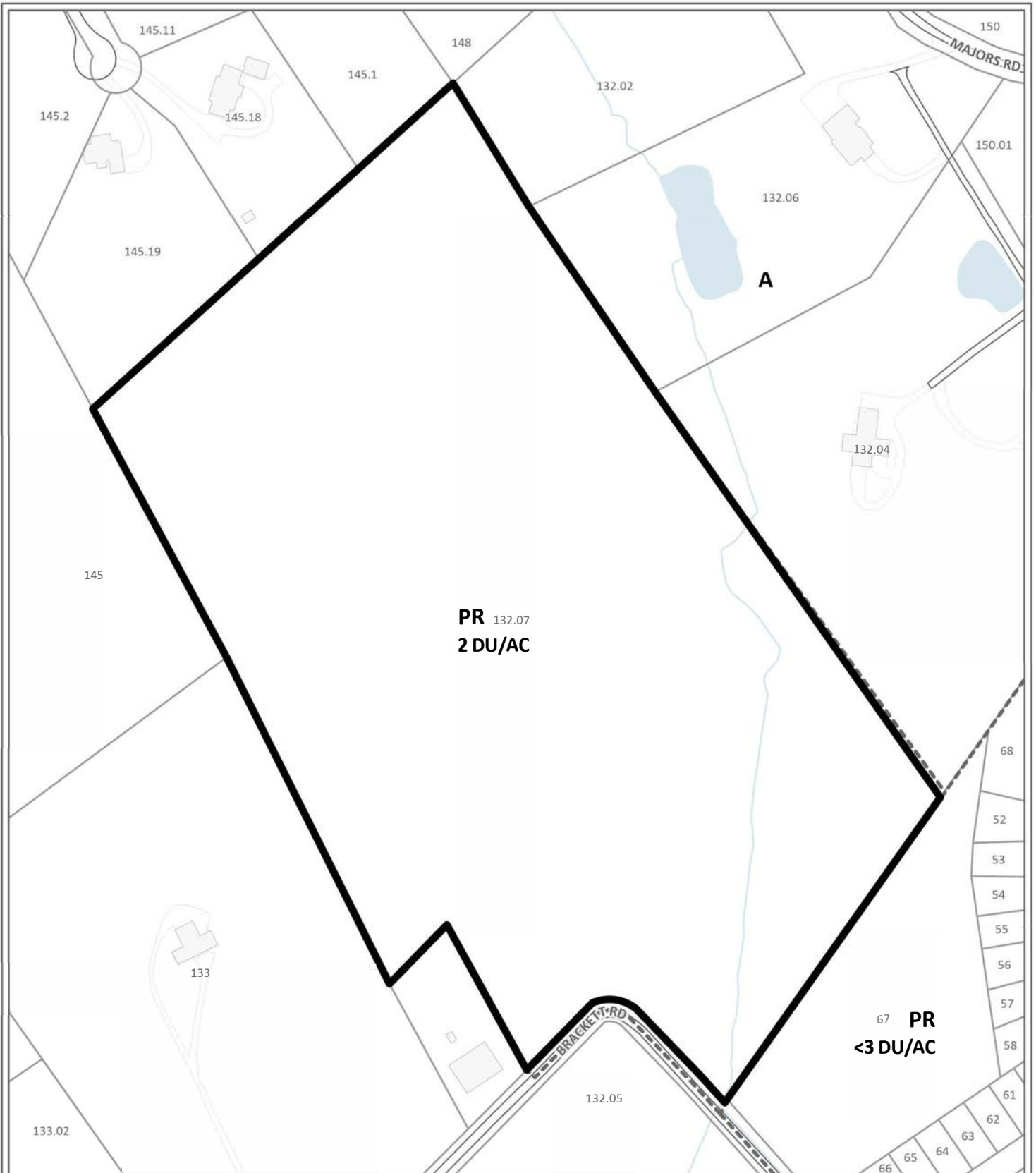
ESTIMATED STUDENT YIELD: 29 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs 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).



CONCEPT PLAN / DEVELOPMENT PLAN

12-SE-24-C / 12-H-24-DP

Petitioner: Ball Homes, LLC



Detached residential subdivision in PR (Planned Residential) 2 du/ac

Map No: 20

Jurisdiction: County

Original Print Date: 11/5/2024

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

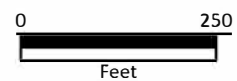
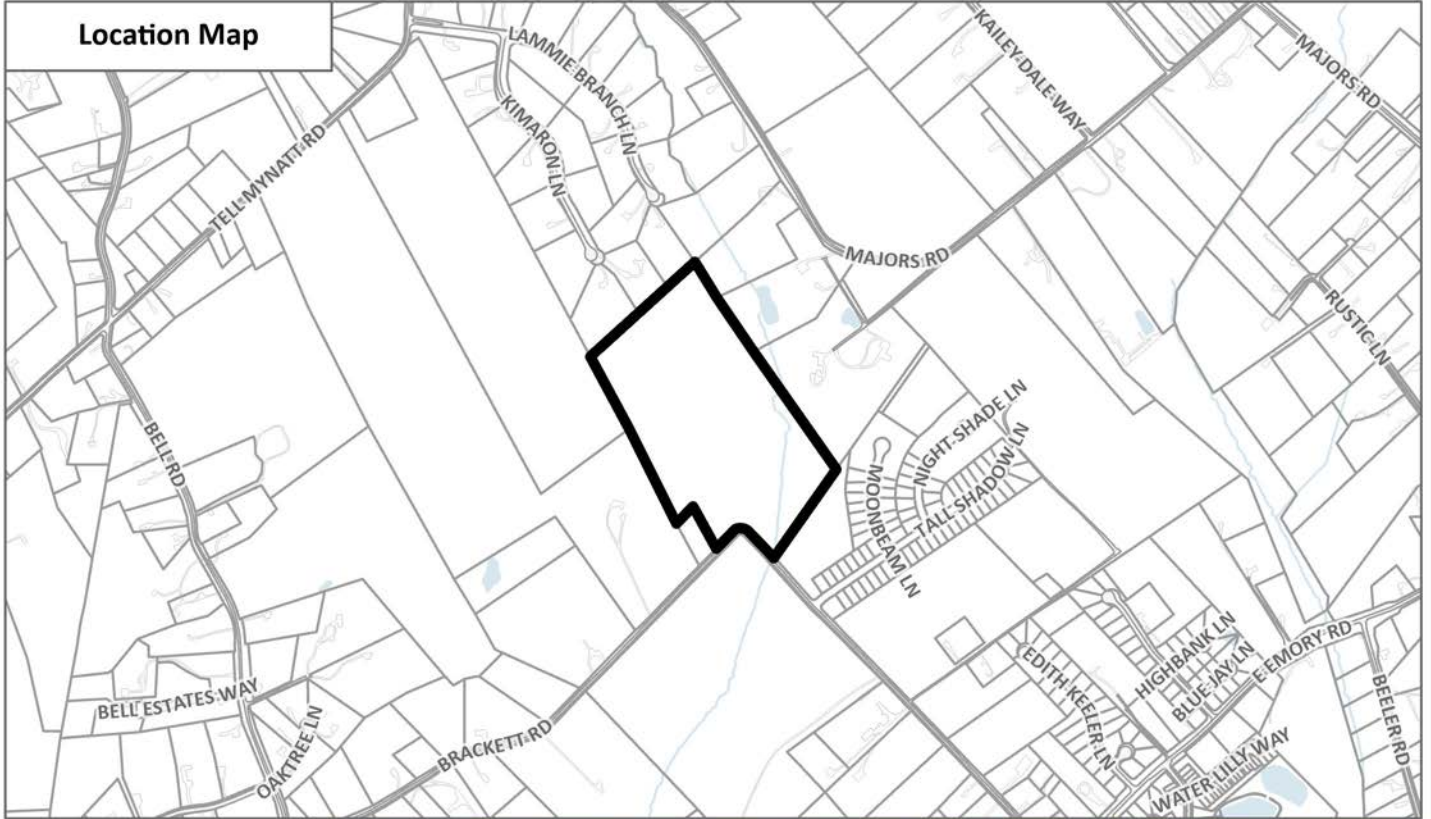
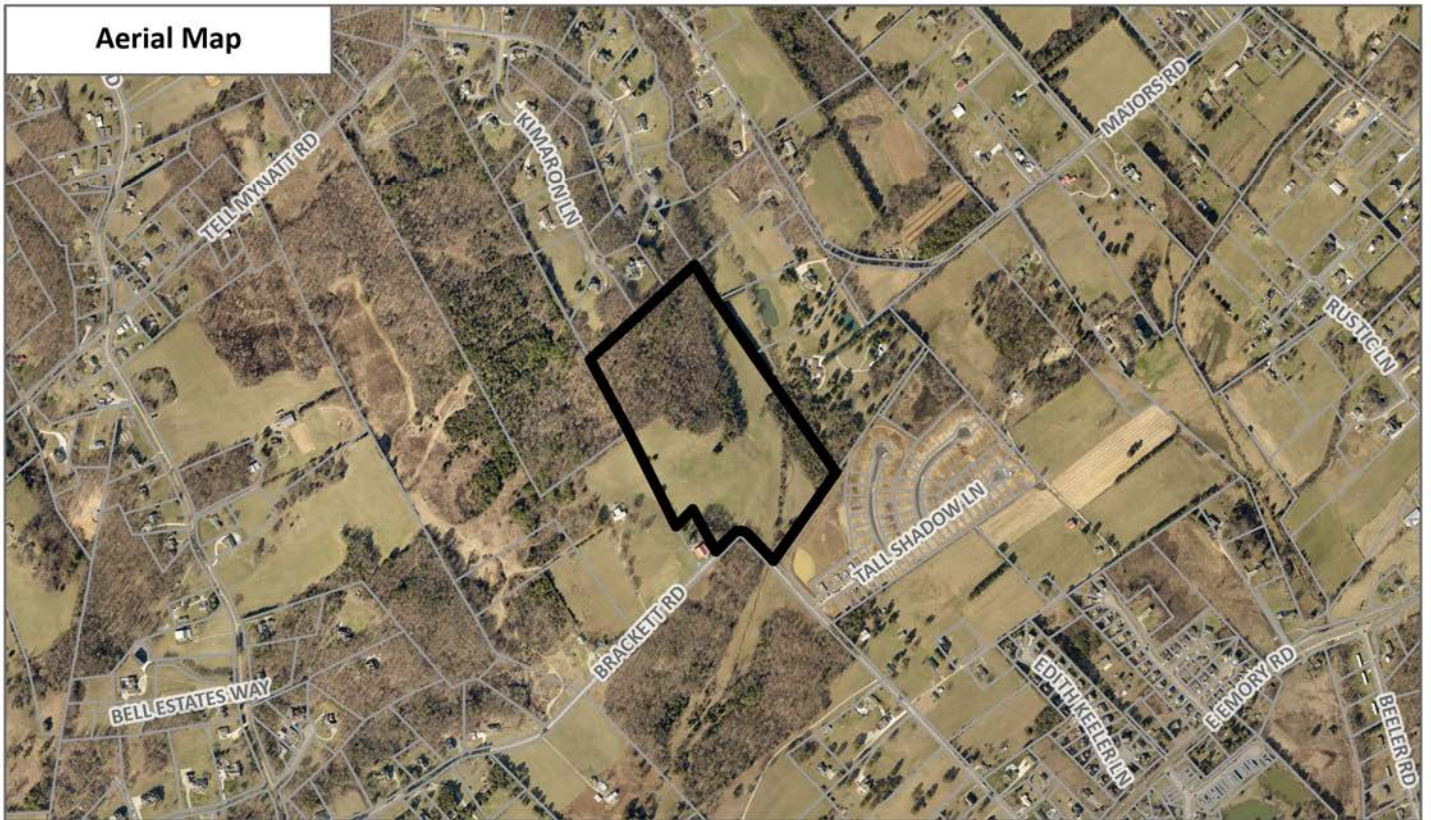


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

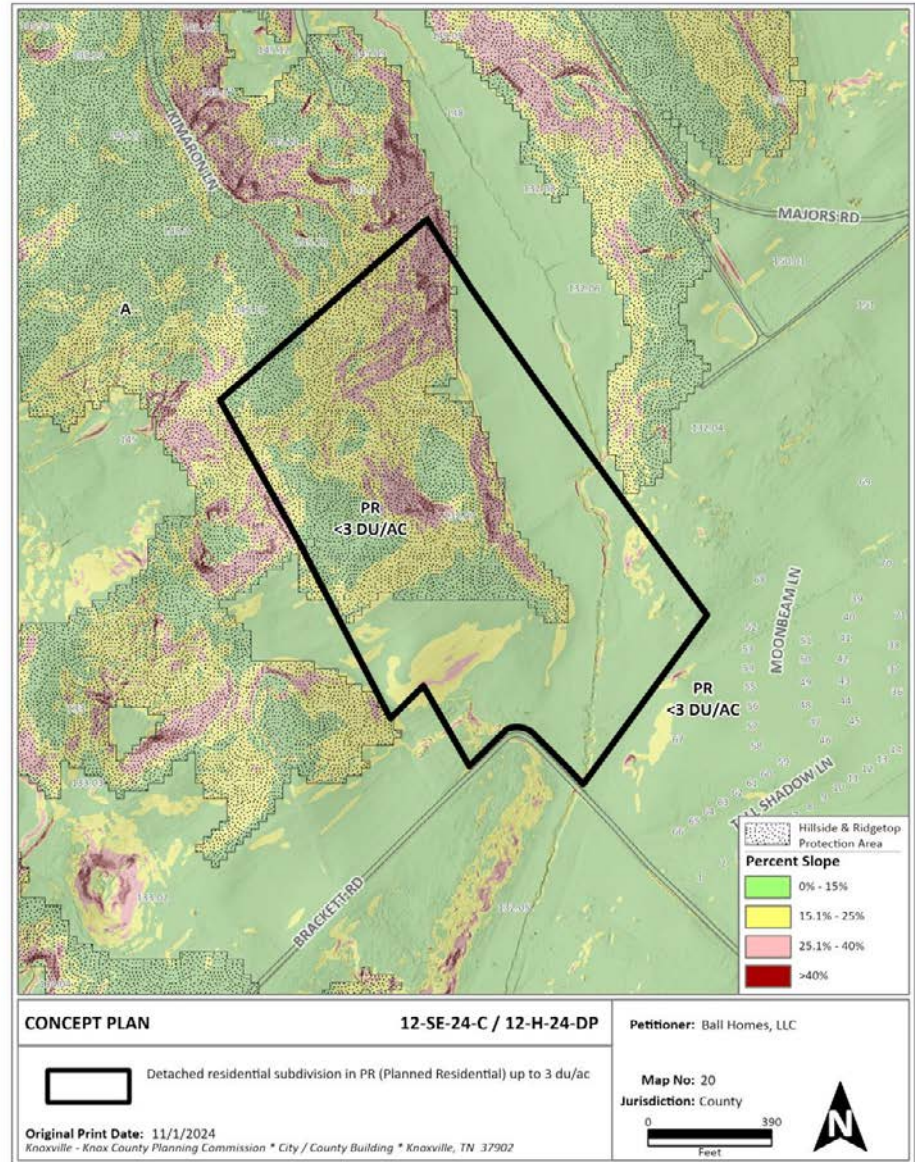
12-SE-24-C / 12-H-24-DP

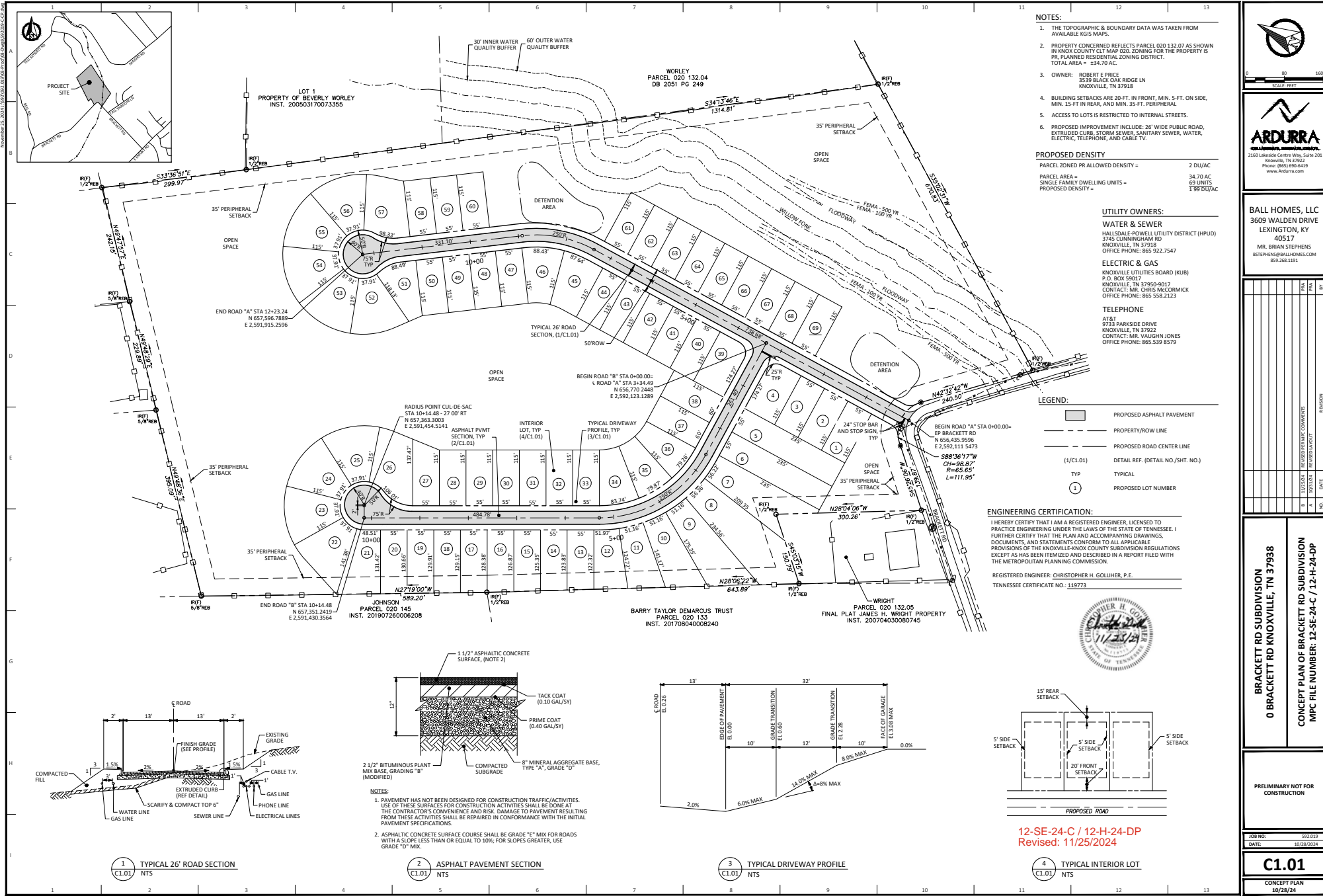


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	33.5		
Non-Hillside	16.6	N/A	
0-15% Slope	5.4	100%	5.4
15-25% Slope	8.0	50%	4.0
25-40% Slope	3.1	20%	0.6
Greater than 40% Slope	0.2	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	16.8	Recommended disturbance budget within HP Area (acres)	10.1
		Percent of HP Area	60.0%





NOTES:

- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM AVAILABLE KGIS MAPS.
- PROPERTY CONCERNED REFLECTS PARCEL 020 132.07 AS SHOWN IN KNOX COUNTY CLT MAP 020. ZONING FOR THE PROPERTY IS PK PLANNED RESIDENTIAL ZONING DISTRICT. TOTAL AREA = ±34.70 AC.
- OWNER: ROBERT E PRICE
3539 BLACK OAK RIDGE LN
KNOXVILLE, TN 37918
- BUILDING SETBACKS ARE 20-FT. IN FRONT, MIN. 5-FT. ON SIDE, MIN. 15-FT IN REAR, AND MIN. 35-FT. PERIPHERAL.
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- PROPOSED IMPROVEMENT INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.

PROPOSED DENSITY
 PARCEL ZONED PR ALLOWED DENSITY = 2 DU/AC
 PARCEL AREA = 34.70 AC
 SINGLE FAMILY DWELLING UNITS = 69 UNITS
 PROPOSED DENSITY = 1.99 DU/AC

UTILITY OWNERS:

WATER & SEWER
 HALSDALE-POWELL UTILITY DISTRICT (HPUD)
 3745 CLUNNINGHAM RD
 KNOXVILLE, TN 37918
 OFFICE PHONE: 865.922.7547

ELECTRIC & GAS
 KNOXVILLE UTILITIES BOARD (KUB)
 P.O. BOX 59017
 KNOXVILLE, TN 37950-9017
 CONTACT: MR. CHRIS MACCOMBIE
 OFFICE PHONE: 865.558.2123

TELEPHONE
 AT&T
 9733 PARKSIDE DRIVE
 KNOXVILLE, TN 37922
 CONTACT: MR. VAUGHN JONES
 OFFICE PHONE: 865.539.8579

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPERTY/ROW LINE
- PROPOSED ROAD CENTER LINE
- (1/CL.01) DETAIL REF. (DETAIL NO./SHT. NO.)
- TYP TYPICAL
- 1 PROPOSED LOT NUMBER

ENGINEERING CERTIFICATION:

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: CHRISTOPHER H. GOLLIER, P.E.
 TENNESSEE CERTIFICATE NO.: 119273



BALL HOMES, LLC
 3609 WALDEN DRIVE
 LEXINGTON, KY 40517
 MR. BRIAN STEPHENS
 BSTEPHENS@BALLHOMES.COM
 859.368.1191

NO.	DATE	REVISIONS
1	11/25/24	REVISED PLAN
2	11/25/24	REVISED PLAN
3	11/25/24	REVISED PLAN
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BRACKETT RD SUBDIVISION
 0 BRACKETT RD KNOXVILLE, TN 37938
CONCEPT PLAN OF BRACKETT RD SUBDIVISION
 MPC FILE NUMBER: 12-SE-24-C / 12-H-24-DP

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 592219
 DATE: 10/28/2024

C1.01
 CONCEPT PLAN
 10/28/24

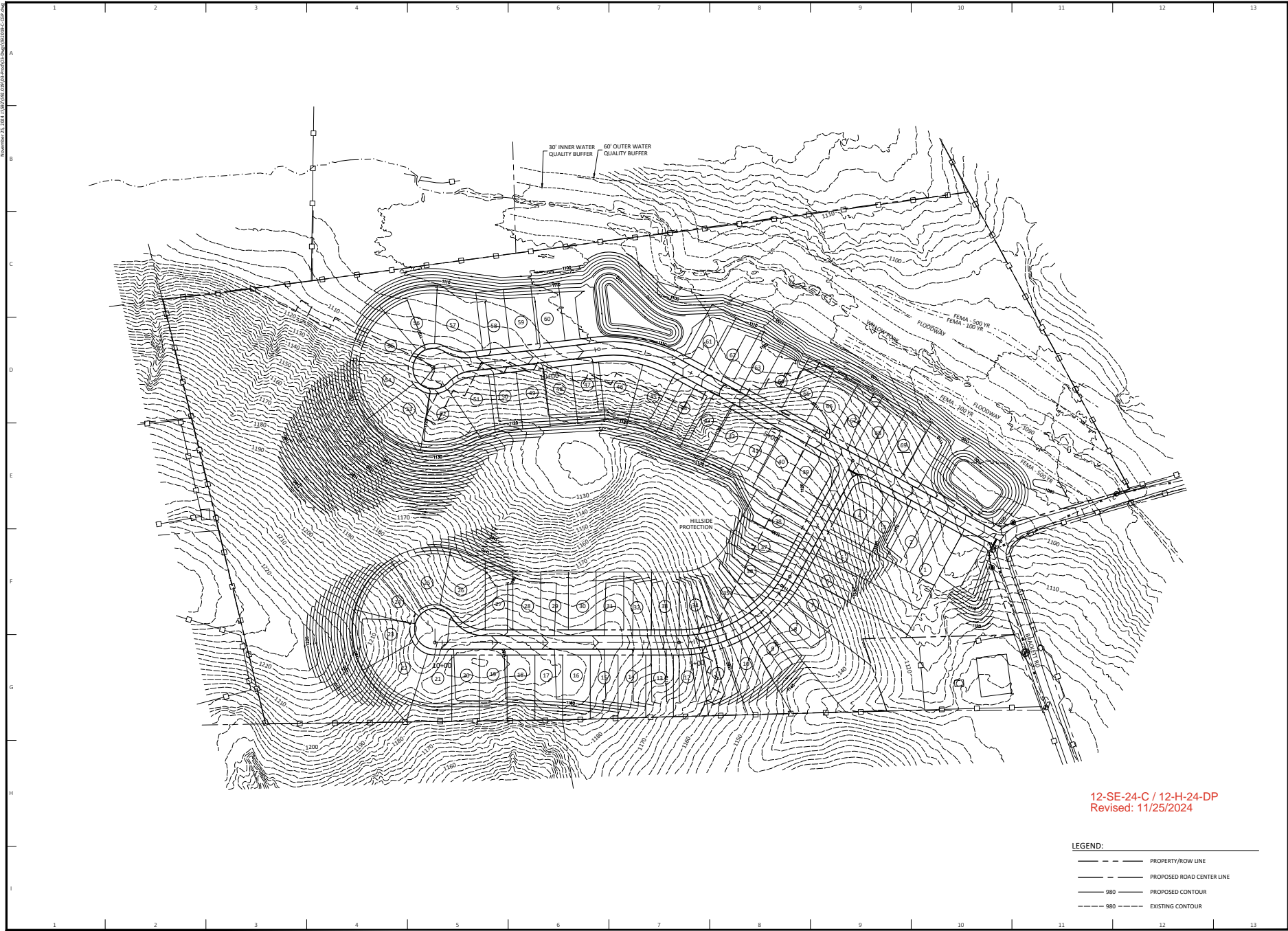
1 TYPICAL 26' ROAD SECTION
 CL.01 NTS

2 ASPHALT PAVEMENT SECTION
 CL.01 NTS

3 TYPICAL DRIVEWAY PROFILE
 CL.01 NTS

4 TYPICAL INTERIOR LOT
 CL.01 NTS

12-SE-24-C / 12-H-24-DP
 Revised: 11/25/2024



12-SE-24-C / 12-H-24-DP
 Revised: 11/25/2024

LEGEND:

---	PROPERTY/ROW LINE
---	PROPOSED ROAD CENTER LINE
---	PROPOSED CONTOUR
---	EXISTING CONTOUR



BALL HOMES, LLC
 3609 WALDEN DRIVE
 LEXINGTON, KY
 40517
 MR. BRIAN STEPHENS
 BSTEPHENS@BALLHOMES.COM
 859.488.1191

NO.	DATE	BY	REVISION

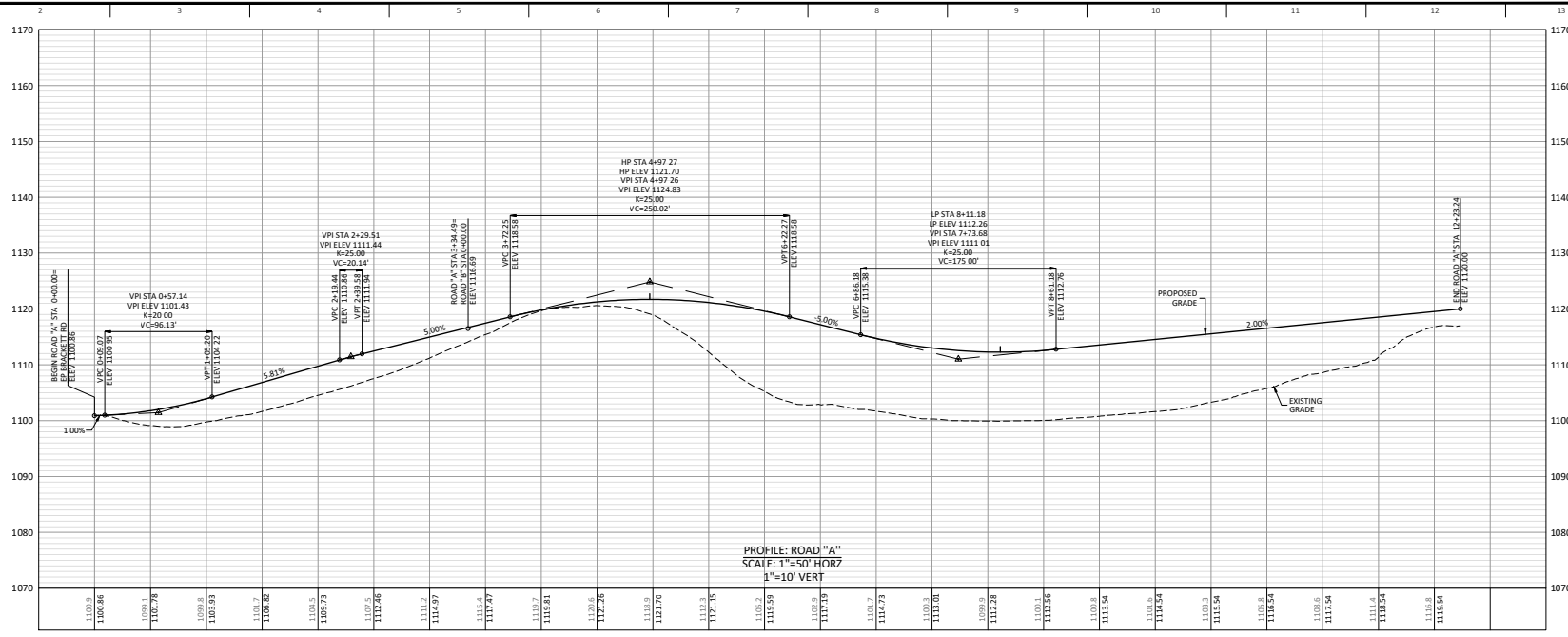
BRACKETT RD SUBDIVISION
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GRADING PLAN
 MPC FILE NUMBER: 12-SE-24-C / 12-H-24-DP

PRELIMINARY NOT FOR CONSTRUCTION

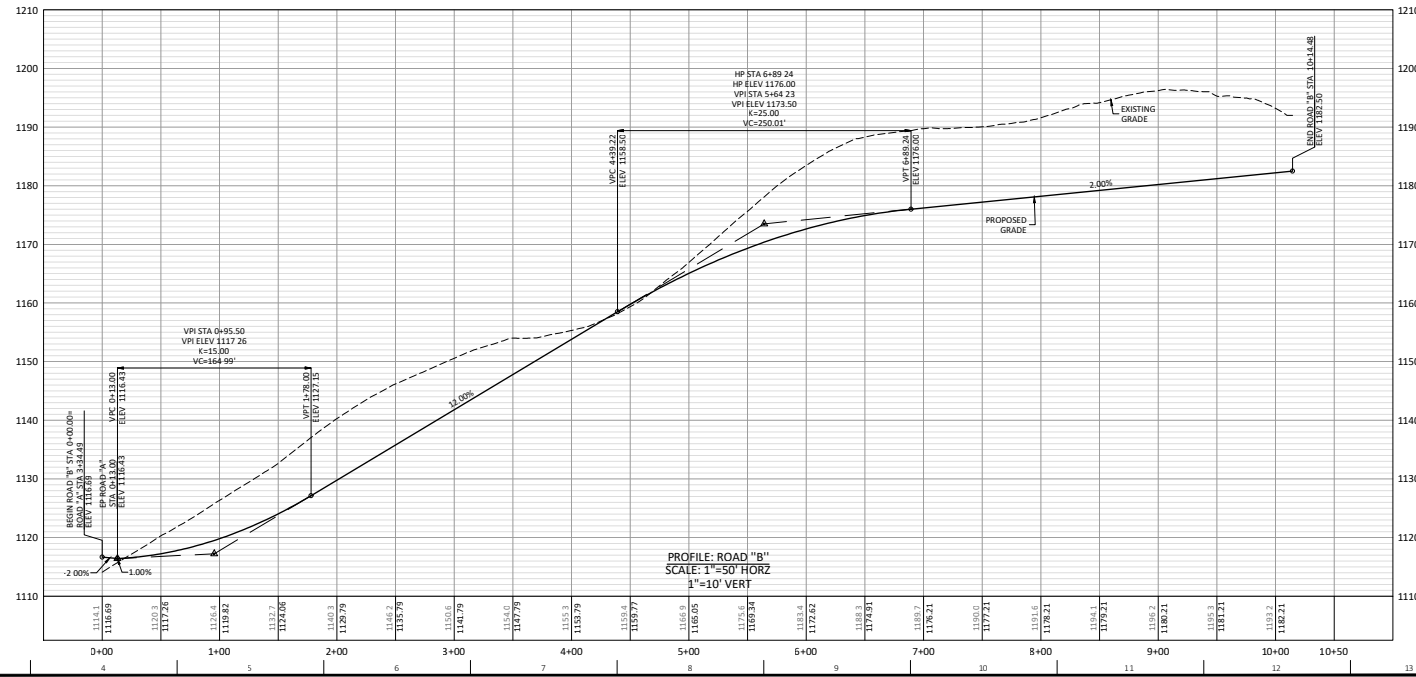
JOB NO: 592219
 DATE: 10/28/2024

C2.01
 CONCEPT PLAN
 10/28/24

November 21, 2024 11:02:02 22/01/24 10:58:03 10/28/24 C:\AR\12-SE-24-C.dwg



12-SE-24-C / 12-H-24-DP
Revised: 11/25/2024



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3609 WALDEN DRIVE
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NO.	DATE	BY	REVISION

BRACKETT RD SUBDIVISION
0 BRACKETT RD KNOXVILLE, TN 37938
ROAD PROFILES
MPC FILE NUMBER: 12-SE-24-C / 12-H-24-DP

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 592209
DATE: 10/28/2024

C3.01
CONCEPT PLAN
10/28/24

BRACKETT ROAD SUBDIVISION

Transportation Impact Analysis

Brackett Road

Knoxville, TN

A Transportation Impact Analysis for the Brackett Road Subdivision

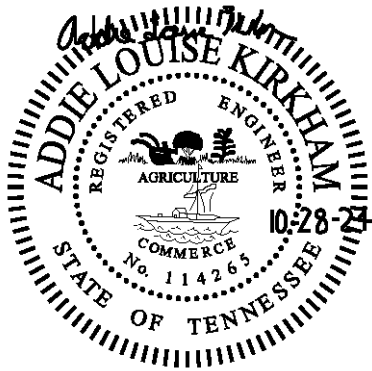
Submitted to

Knoxville-Knox County Planning

October 28, 2024

Ardurra Project No. 592.019

Submitted By:



12-SE-24-C / 12-H-24-DP
 TIS Version 1
 10/28/2024
 With attached Addendum
 for reduced lot count rec'd
 11/11/2024

An eastbound left turn lane is warranted during the background and full buildout conditions. Per the TDOT HSAM “The volume-based warrants indicate situations where a left-turn would help mitigate traffic conflicts, not necessarily situations where a left-turn lane is required or must be constructed.”

Per the TDOT HSAM Table 3-11: Lane Change and Deceleration Distance the recommended lane change and deceleration distance for a roadway with a speed limit of 45 mph is 340 feet and the minimum queue storage length for a turn lane is 50 feet. Therefore, the total recommended turn lane length is 390 feet.

The turn lane worksheets and TDOT Highway System Access Manual Figures are included in Attachment 8.

7 Conclusions and Recommendations

7.1 E Emory Road (SR 131) at Brackett Road

The existing intersection of E Emory Road (SR 131) at Brackett Road is three-legged two-way stop-controlled intersection with the stop sign located on southbound approach (Brackett Road).

Under the existing and 2027 background conditions the intersection of E Emory Road (SR 131) at Brackett Road operates as follows. The eastbound approach (E Emory Road) will operate at a LOS A during both the AM and PM peak hours and the southbound approach (Brackett Road) will operate at a LOS C during both the AM and PM peak hours.

After the completion of the full buildout of the Brackett Road Subdivision the intersection of E Emory Road (SR 131) at Brackett Road will operate as follows. The eastbound approach (E Emory Road) will operate at a LOS A during both the AM and PM peak hours and the southbound approach (Brackett Road) will operate at a LOS D during both the AM and PM peak hours.

The 95% queue length is defined as the queue length that has only a 5-percent probability of being exceeded during the analysis time period. The 95% queue length is typically used to determine the length of turning lanes in order to minimize the risk of blockage.

The southbound approach (Brackett Road) has an existing storage length of 80 feet before the vehicle queue would block the closest residential driveway access. The unsignalized intersection capacity analysis shows the full buildout 95% queue length for Brackett Road of two vehicles (43.2 feet) during the AM peak hour and

**Brackett Road Subdivision
Transportation Impact Analysis
October 28, 2024**

two vehicles (27.9 feet) during the PM peak hour; therefore, the queue is not expected to block access to the residential driveways along Brackett Road.

An eastbound left turn lane is warranted during the background and full buildout conditions. The warrant for an eastbound left turn lane is an existing condition and not a result of the Brackett Road Subdivision. The construction of the eastbound left turn lane on E Emory Road (SR 131) was a condition of the full buildout of the Isabel Estates Subdivision located at Brackett Road at Tall Shadow Lane.

Any future improvements to the intersection or the various traffic management infrastructure, would need to be reviewed, coordinated, and approved by both Tennessee Department of Transportation and Knox County Engineering and Public Works.

7.2 Brackett Road at Roadway Connection (Road "A")

The proposed intersection of Brackett Road at Roadway Connection (Road "A") is three-legged intersection.

Brackett Road is not classified per the Major Road Plan; therefore, it is considered a local road. The minimum intersection spacing required on a local street is 125 feet per the "Knoxville-Knox County Subdivision Regulations" amended through June 13, 2024. The proposed Roadway Connection (Road "A") is located approximately 650 feet north of Tall Shadow Lane and approximately 3,600 feet east of Bell Road; therefore, the minimum separation on a local road is met and no change is necessary.

The minimum required sight distance for a road with a posted speed limit of 25 mph is 250 feet in each direction in accordance with the "Knoxville-Knox County Subdivision Regulations" amended through June 13, 2024.

Ardurra measured the intersection sight distance in August 2024 at the proposed intersection of Brackett Road at Roadway Connection (Road "A"). At 15 feet from the edge of pavement the intersection sight distance is approximately 866 feet looking left (southbound) and approximately 296 feet looking right (westbound). Attachment 9 includes pictures of the intersection sight distance.

Ardurra recommends that the intersection sight distance be certified by a land surveyor prior to construction in order to verify that Brackett Road has adequate intersection sight distance at the existing subdivision entrance to comply with Knox County Engineering and Public Works guidelines.

**Brackett Road Subdivision
Transportation Impact Analysis
October 28, 2024**

Ardurra recommends that consideration be made to converting the proposed intersection of Brackett Road at Roadway Connection (Road "A") into a three-legged all-way stop-controlled intersection due to the sharp horizontal curve in the vicinity of the proposed roadway connection.

Ardurra recommends that the signs and pavement markings be installed in accordance with the standards provided in the *Manual on Uniform Traffic Control Devices* (MUTCD).

Any future improvements to the intersection or the various traffic management infrastructure, would need to be reviewed, coordinated, and approved by Knox County Engineering and Public Works.

7.3 Brackett Road

Ardurra measured the approximate width of Brackett Road between Tall Shadow Lane and the proposed Roadway Connection (Road "A"). The result was the width varies between 17-19 feet with an overall average of 18 feet.

Ardurra recommends any improvements on Brackett Road between Tall Shadow Lane and the proposed Roadway Connection (Road "A") including road widening resurfacing, striping plan etc. be coordinated with Knox County Engineering and Public Works.



November 11, 2024

Mr. Mike Conger
 Knoxville-Knox County Planning
 400 Main Street, Suite 403
 Knoxville, TN 37902

Re: Updated Trip Generation Letter for Brackett Road Subdivision

Dear Mr. Conger:

Knoxville-Knox County Planning requested a traffic letter to update the trip generation based on the revised concept plan for the Brackett Road Subdivision dated October 31, 2024. The proposed single-family subdivision lots were updated from 88 single-family detached homes to 69 single-family detached homes.

Ardurra submitted the “Brackett Road Subdivision Transportation Impact Analysis” dated October 28, 2024, with the following Trip Generation assumptions.

Trip Generation

Brackett Road Subdivision proposes 88 single-family residential lots. Single-Family Detached Housing or Land Use 210 was used to calculate site trips for the development using the fitted curve equations from the Trip Generation, 11th Edition, published by the Institute of Transportation Engineers.

Table 1
Brackett Road Subdivision – 88 Lots
Trip Generation Summary

Land Use	Density	Daily Trips	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Single Family Detached Housing (LUC)	88 Lots	897	16	50	55	33

Updated Trip Generation

Brackett Road Subdivision proposes 69 single-family residential lots per the updated Concept Plan dated October 31, 2024. Single-Family Detached Housing or Land Use 210 was used to calculate site trips for the development using the fitted curve equations from the Trip Generation, 11th Edition, published by the Institute of Transportation Engineers.

Mr. Conger
 November 11, 2024
 Page 2 of 2

The land use worksheets are included in the attachments.

Table 2
Brackett Road Subdivision – 69 Lots
Trip Generation Summary

Land Use	Density	Daily Trips	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Single Family Detached Housing (LUC)	69 Lots	717	14	39	44	26

The total new trips generated by the Brackett Road Subdivision were estimated to be 717 daily trips. The estimated trips are 53 trips during the AM peak hour and 70 trips during the PM peak hour.

Conclusion and Recommendations

The result of the updated trip generation calculations is that the reduction in proposed single-family detached housing lots from 88 lots to 69 lots will reduce the expected trip generation for the Brackett Road Subdivision by 180 daily trips, 13 trips during the AM peak hour and 18 trips during the PM peak hour.

Since the updated Brackett Road Subdivision concept plan dated October 31, 2024, results in a reduction in projected daily, AM, and PM peak hour vehicles trips, the recommendations stated in the “Brackett Road Subdivision Transportation Impact Analysis” dated October 28, 2024 will remain the same.

I hope that this is helpful. Please contact me if you have any questions.

Thank you,



Addie Kirkham, P.E.

Enclosure: Attachments



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

Ball Homes, LLC

Applicant Name

Affiliation

11/1/2024

Date Filed

12/12/2024

Meeting Date (if applicable)

12-SE-24-C / 12-H-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

Brian Stephens Ball Homes

Name / Company

3609 Walden Dr Lexington KY 40517

Address

859-268-1191 / bstephens@ballhomes.com

Phone / Email

CURRENT PROPERTY INFO

Robert E. Price

Owner Name (if different)

3539 Black Oak Ridge Ln Knoxville TN 37918

Owner Address

Owner Phone / Email

0 BRACKETT RD

Property Address

20 13207

Parcel ID

34.7 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell 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) Detached residential subdivision	

SUBDIVISION REQUEST

Brackett Rd Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number _____	69
<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 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
\$1,600.00	
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.

Applicant Signature	Ball Homes, LLC Please Print	11/1/2024 Date
---------------------	--	--------------------------

Property Owner Signature	Robert E. Price Please Print	11/1/2024 Date
--------------------------	--	--------------------------



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Ball Homes, LLC

Developer

Applicant Name

Affiliation

10/28/24

December 12, 2024

Date Filed

Meeting Date (if applicable)

File Number(s)

12-SE-24-C
12-H-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

Brian Stephens

Ball Homes, LLC

Name

Company

3609 Walden Drive

Lexington

KY

40517

Address

City

State

ZIP

859.268.1191

bstephens@ballhomes.com

Phone

Email

CURRENT PROPERTY INFO

Robert E Price

3539 Black Oak Ridge Ln Knoxville, TN

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Brackett Rd Knoxville, TN 37938

020 132.07

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & 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

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Brackett Road

Related Rezoning File Number

Proposed Subdivision Name

69

Unit / Phase Number

- Combine Parcels
 Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s) _____

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
Fee 2	\$1,600.00
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 options holders, each additional individual must sign the Property Owners/Option Holders Form.



Brian Stephens

10/17/24

Applicant Signature

Print Name / Affiliation

Date

859.268.1191

bstephens@ballhomes.com

Phone Number

Email



dotloop verified
10/18/24 1:19 PM EDT
RJ05-HSRJ-103X-5DOJ

Robert E. Price

11/01/2024, SG

Property Owner Signature

Please Print

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.

~~12/01/24~~ 11/29/2024

~~12/01/24~~

12/13/24

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

Applicant Signature

Brian Homes, LLC
BY: BRIAN D. STEARNS
Applicant Name

10/17/24
Date

12-SE-24-C & 12-H-24-DP

FILE NUMBER