



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 7-SC-26-C **AGENDA ITEM #:** 40  
7-C-26-DP **AGENDA DATE:** 7/9/2026

▶ **SUBDIVISION:** ANDES ROAD  
▶ **APPLICANT/DEVELOPER:** ISAAC BRITT  
**OWNER(S):** BGA Holdings

**TAX IDENTIFICATION:** 105 042 [View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 1315 ANDES RD

▶ **LOCATION:** North side of Andes Rd, west side of Old Andes Road, east of Ivywood Ln

**GROWTH POLICY PLAN:** Planned Growth Area

**FIRE DISTRICT:** Karns Fire Department

**WATERSHED:** Turkey Creek, Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 6.62 acres

▶ **ZONING:** PR (Planned Residential) up to 3 du/ac

**PLACE TYPE:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** 18-lot detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** North: Single family residential - PR (Planned Residential) up to 3 du/ac  
South: Single family residential - A (Agricultural)  
East: Agriculture/forestry/vacant land, public/quasi public land (church), single family residential - PR (Planned Residential) up to 4 du/ac, A (Agricultural)  
West: Single family residential - PR (Planned Residential) up to 3 du/ac

▶ **NUMBER OF LOTS:** 18

**SURVEYOR/ENGINEER:** Hayden H. Horton; DHI Engineering, LLC

**ACCESSIBILITY:** Access is via Old Andes Road, an unstriped local street with 21 ft of pavement width within an approximately 40 ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES:** None.

**ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:** None.

**ALTERNATIVE DESIGN STANDARD REQUIRING ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):**  
1. Increase the intersection grade from 1% to 2% at the intersection of public Road 'A' and Old Andes Road.

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**STAFF RECOMMENDATION:****► Approve the concept plan, subject to 9 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connecting to sanitary sewer and meeting other relevant utility provider requirements.
4. Providing street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
5. Before recording 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.
6. 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.
7. Relocating the existing driveway on Lot 18 to Ivywood Lane, as required by the condition of the previously approved development plan (6-D-26-DP).
8. Providing a note on the final plat that lots 17 and 18 shall be restricted from accessing Andes Road.
9. Certifying that the required sight distance is available along Old Andes Road in both directions at the Road 'A' intersection, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.

**► Approve the development plan for up to 18 detached residential lots, subject to 3 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Installing the tall evergreen tree option (Exhibit B) for the Type B landscape screen shown on the concept plan. Landscaping within the public right-of-way shall be maintained by the property owners' association or other legal entity responsible for maintaining common facilities.

**COMMENTS:**

Last month, the Planning Commission approved a development plan to carve out the existing house from the subject parcel north of Middlebrook Pike, with a condition to relocate its access to Ivywood Lane (6-D-26-DP). The applicant proposes subdividing the remaining property into 17 detached residential lots, each with access via a new public road off Old Andes Road, for a total of 18 detached dwelling units on 6.62 acres. The house is included in this proposal again because it counts towards the allowable density of this subdivision.

**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 3 du/ac:

A. The PR zone allows detached dwellings 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. The subject property is within a larger 31.22-acre PR zoning district allowing up to 3 du/ac that includes 23 house lots in the Andes Place Subdivision adjacent to the west and 19 lots in Unit 3 of the Atlee Fields Subdivision further to the west. The proposed development yields a density of approximately 2.72 du/ac for the subject parcel and 1.92 du/ac for the entire PR zone, both of which conform to the maximum allowed density.

C. The proposed setbacks are consistent with the PR zone and surrounding development.

**2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP**

A. The property is designated with the SR (Suburban Residential) place type, and a 1.41-acre portion along the northwestern corner is in the HP (Hillside Protection) area. The SR place type lists detached houses as the primary use, with lot sizes smaller than one acre. The proposed subdivision with lot sizes ranging from approximately 7,000 sq ft to 32,500 sq ft is consistent with the place type. A large portion of the HP area comprises the subdivision's common area, and the remaining portion within lots 5 - 8 has no existing trees and slopes at less than 15%.

**3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES**

B. Ensure that development is sensitive to existing community character. (Implementation Policy 2) – Detached houses would be compatible with other single-family residences in the PR zone and the broader area.

#### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the action of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 208 (average daily vehicle trips)

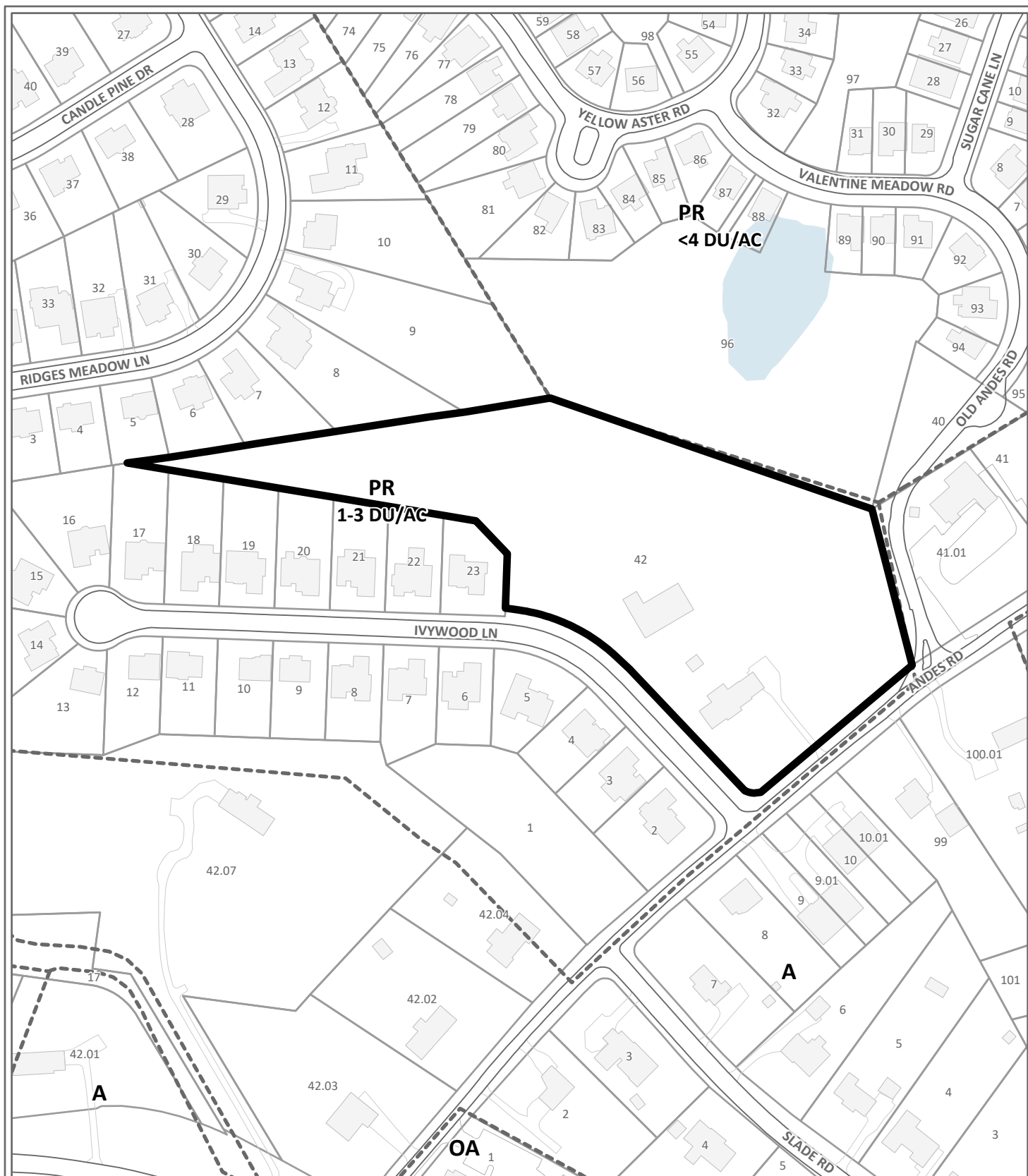
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 7 (public school children, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff 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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



**DEVELOPMENT PLAN**

**7-C-26-DP**

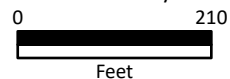
**Petitioner:** Isaac Britt



18-lot detached residential subdivision in PR (Planned Residential) up to 3 du/ac

**Map No:** 105

**Jurisdiction:** County



**Original Print Date:** 5/29/2026

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

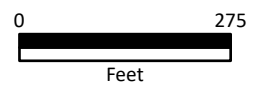
# Exhibit A. Contextual Images



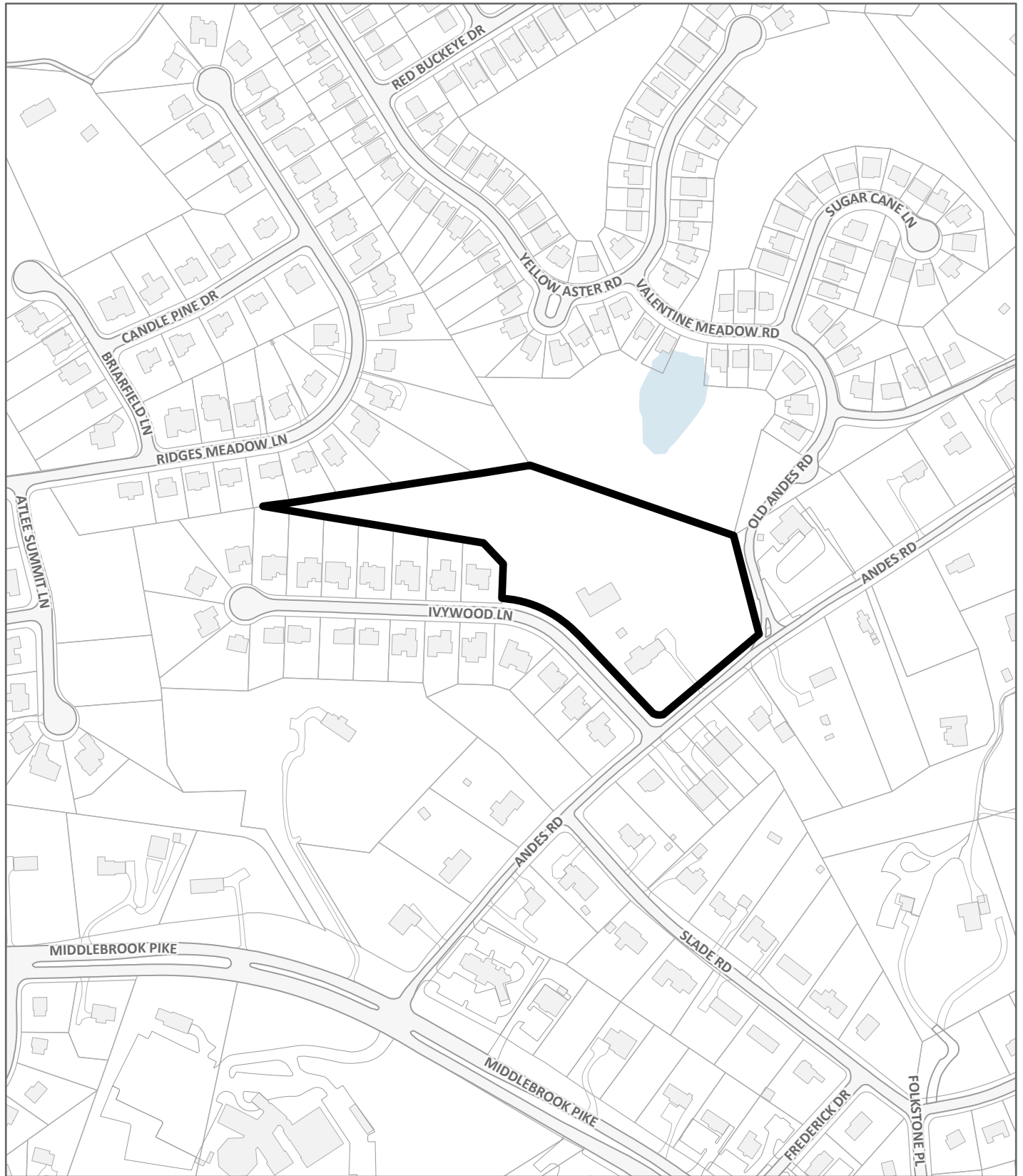
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

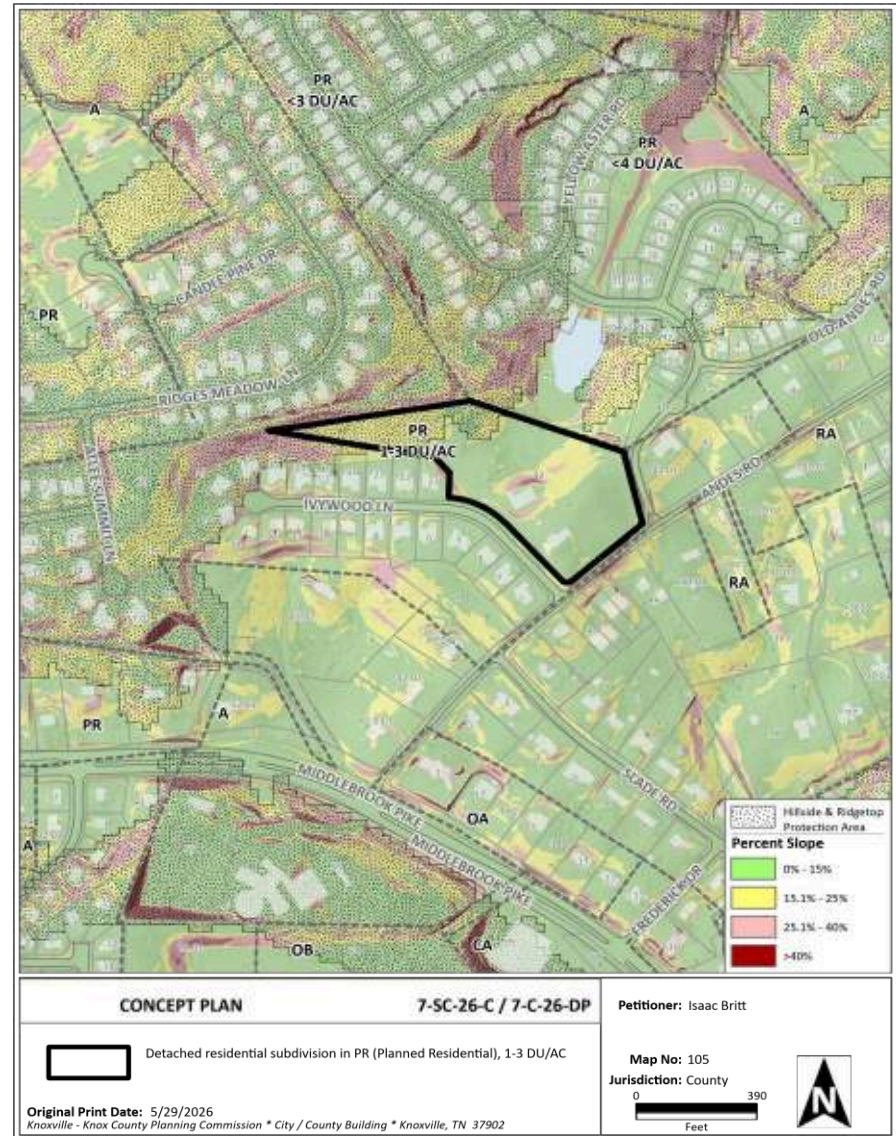
**7-SC-26-C / 7-C-26-DP**



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>6.55</b>		
Non-Hillside	5.14	N/A	
0-15% Slope	0.24	100%	0.2
15-25% Slope	1.05	50%	0.5
25-40% Slope	0.13	20%	0.0
Greater than 40% Slope	0.00	10%	0.0
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>1.41</b>	Recommended disturbance budget within HP Area (acres)	<b>0.8</b>
		Percent of HP Area	<b>55.7%</b>



CONCEPT PLAN

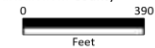
7-SC-26-C / 7-C-26-DP

Petitioner: Isaac Britt

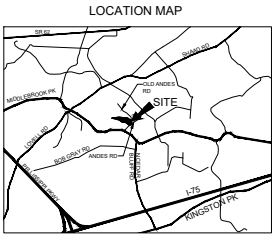


Detached residential subdivision in PR (Planned Residential), 1-3 DU/AC

Map No: 105  
Jurisdiction: County



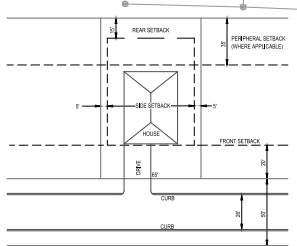
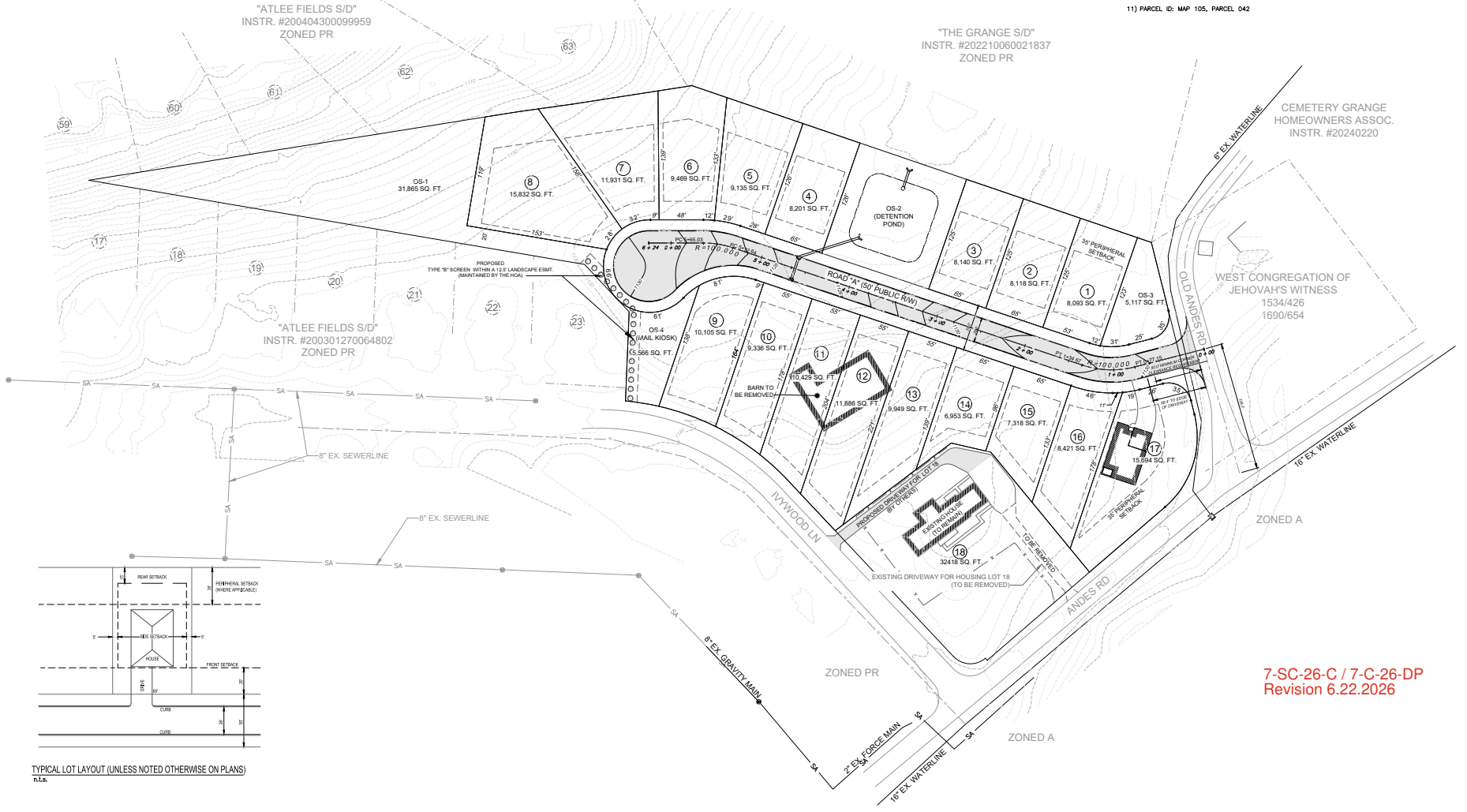
Original Print Date: 5/29/2026  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



**LEGEND:**

---	PROPERTY BOUNDARY
----	EXISTING MAJOR CONTOURS
----	EXISTING MINOR CONTOURS
----	PROPOSED MAJOR CONTOURS
----	PROPOSED MINOR CONTOURS
----	EXISTING ADJOINERS
○	PROPOSED LOT NUMBER
○	EXISTING SEWER MANHOLE
○	EXISTING FIRE HYDRANT
—W—	EXISTING WATERLINE
—SA—	EXISTING SEWERLINE
—	PROPOSED HEADWALL
■	PROPOSED CURB INLET

- NOTES:**
- 1) ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
  - 2) A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - 3) A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - 4) THIS PROPERTY CONTAINS APPROXIMATELY 6.62 ACRES AND IS SUBDIVIDED INTO 18 SINGLE FAMILY LOTS AND TWO COMMON AREAS.
  - 5) THIS PROPERTY IS ZONED PR (1-3 DU/AC)
  - 6) CONTOURS PROVIDED BY TENNESSEE LIDAR
  - 7) A GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
  - 8) ALL LOTS ARE TO HAVE ACCESS FROM THE INTERNAL STREET ONLY, EXCEPT LOT 18.
  - 9) BUILDING SETBACKS:
    - FRONT.....20'
    - SIDE.....15'
    - REAR.....15' (UNLESS CONTROLLED BY A 35' PERIPHERAL SETBACK)
  - 10) UTILITIES:
    - WATER: WEST KNOX UTILITY DISTRICT
    - SEWER: WEST KNOX UTILITY DISTRICT
    - ELECTRIC: KNOX CITY UTILITIES BOARD
    - GAS: KNOXVILLE UTILITIES BOARD
    - TELEPHONE: AT&T
  - 11) PARCEL ID: MAP 105, PARCEL 042



TYPICAL LOT LAYOUT (UNLESS NOTED OTHERWISE ON PLANS)  
N.L.S.

**DHI**  
DHI Engineering, LLC  
1431 Centerpoint Blvd, Suite 110  
Knoxville, TN 37952  
865.253.2721  
@dhiengineering.com

REV.	DATE	DESCRIPTION
0	06/20/2026	PER REVIEW COMMENTS

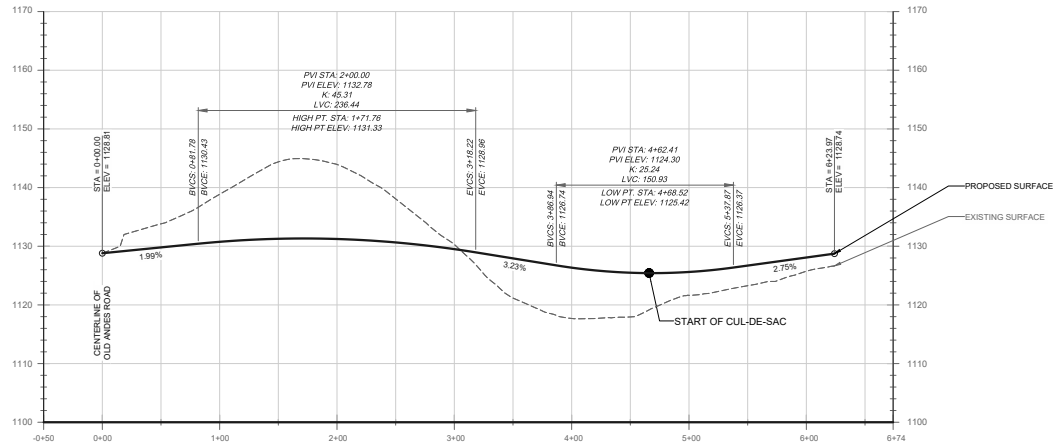
CALL BEFORE YOU DIG  
KNOX COUNTY  
CALL 811

**LAYOUT PLAN**  
1315 ANDES ROAD  
KNOXVILLE, TN  
PARCEL ID: MAP 105, PARCEL 042

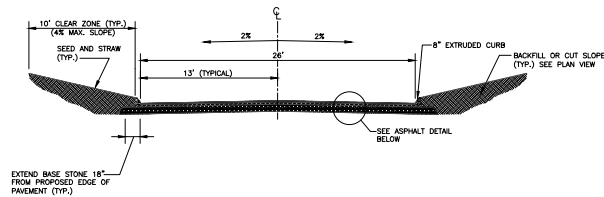
DESIGNED: JWH/III	DATE: 06/22/2026
DRAWN: SKO	DRAWING NO. C-100
CHECKED: HHH, P.E.	
APPROVED: HHH, P.E.	
PROJECT MANAGER:	

7-SC-26-C / 7-C-26-DP  
Revision 6.22.2026

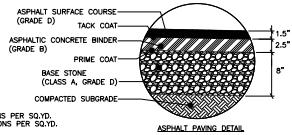
E:\11 PROJECTS\ANDES ROAD, KNOX COUNTY\CAD\ANDES ROAD CONCEPT 06-16-2026.DWG, 07/16/2026 4:50 PM, WESLEY HALE, III



**PROFILE ROAD A**  
Horizontal Scale: 1" = 50'  
Vertical Scale: 1" = 10'



EXTEND BASE STONE 18"  
FROM PROPOSED EDGE OF  
PAVEMENT (TYP.)



PRIME COAT: 0.2 TO 0.5 GALLONS PER SQ.YD.  
TACK COAT: 0.05 TO 0.10 GALLONS PER SQ.YD.

**TYPICAL ROAD SECTION**  
N.T.S.

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REV	DATE	REVISION DESCRIPTION
0	08/02/2025	PER REVIEW COMMENTS

**CALL BEFORE YOU DIG**  
UNIVERSITY MICROFILMS  
SERIALS ACQUISITION  
300 N ZEEB RD  
ANN ARBOR MI 48106-1500  
CALL 811

**ROAD PLAN & PROFILE**  
1315 ANDES ROAD  
KNOXVILLE, TN  
PARCEL ID: MAP 105, PARCEL 042

DESIGNED: JWH/III	PROJECT MANAGER:
DRAWN: SKO	
CHECKED: HH, P.E.	
APPROVED: HH, P.E.	

DATE: 08/22/2025  
DRAWING NO.: C-300

## Type “B” Screen: Continuous

**APPROPRIATE LOCATION:** Screening parking and loading areas from adjoining residential and office districts

**NOTE:** Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

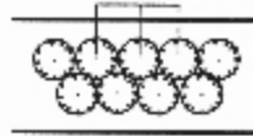
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SHRUB HEIGHT  
Installed: 4 ft.  
Mature: 6 ft.

- Two offset rows of evergreen shrubs

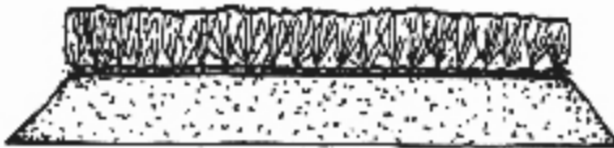


Maximum 4' Centers

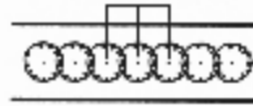


SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



TREE HEIGHT  
Installed: 8 ft.  
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers



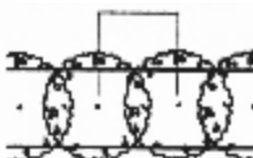
### Required Type B Landscape Screen

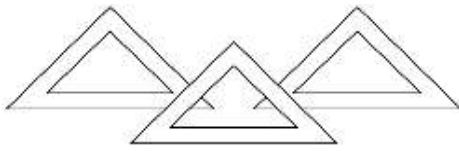
- One row of evergreen trees with branches touching the ground

TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.



Maximum 10' Centers





**LYNCH SURVEYS LLC**

P.O. Box 18619

KNOXVILLE, TENNESSEE 37928

865/584-2630

June 22, 2026

DR Horton  
Attn: Isaac Britt  
1431 Centerpoint BLVD Suite 110  
Knoxville, Tennessee 37932  
865-253-2721

**Re: Sight Distance Certification - 1315 Old Andes Road**

Dear Mr. Britt,

On June 22, 2026, I measured the sight distance at the public intersection of Old Andes Road and Proposed Road A across from entrance to the West Kingdom Hall of Jehovah's Witnesses and found there to be over 300 feet of sight distance to the North and clear sight distance South to the intersection with Andes Road.

Measurements we taken as follows:

15' from the existing pavement of Old Andes Road at Proposed Road A Centerline.

Object Height: 3.5 Feet

Eye Height: 3.5 Feet

Sincerely,

Ryan S. Lynch  
TN RLS No. 2447





# Alternative Design Standards

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.***

Robert I Britt

Digitally signed by Robert I Britt  
DN: E=RIBritt@drhorton.com, CN=Robert I  
Britt, OU=Users, OU=Knoxville,  
OU=Tennessee, OU=East, OU=HomeBuilder,  
DC=drhorton, DC=com  
Date: 2026.06.18 15:29:43-04'00'

Isaac Britt

6/18/26

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:

Increase Road A intersection grade to 2% at connection to Old Andes

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:

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:

# Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

## 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.

### 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.*

6/27/26

7/10/26

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



Isaac Britt

5/18/26

Applicant Signature

Applicant Name

Date