

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 1-SD-20-C Related File Number: 1-H-20-UR
Application Filed: 11/25/2019 Date of Revision:
Applicant: JIM SULLIVAN

PROPERTY INFORMATION

General Location: North side of Ball Camp Pk., northeast of Middlebrook Pk., south of Daybreak Dr.
Other Parcel Info.:
Tax ID Number: 104 06901 **Jurisdiction:** County
Size of Tract: 4.29 acres
Accessibility: Access is via Ball Camp Pike, a minor arterial with a 20' pavement width within 112' of right-of-way. This section of Ball Camp Pike is also part of the non-built portion of the Schaad Road extension.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: The area consists primarily of large lot agricultural zoned properties. The property is located within 1200 feet of the intersection of Ball Camp Pike and Middlebrook Pike and is within the Parental Responsibility Zone of Ball Camp Elementary.
Proposed Use: Detached residential subdivision **Density:** 3.6
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8813 Ball Camp Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Crossgate
No. of Lots Proposed: 15 No. of Lots Approved: 0
Variances Requested: None.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 9 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Any proposed lot that has frontage with a portion of the new internal road that will be reconstructed (raised) as part of the Schaad Road improvements shall not be platted until after the Schaad Road improvements are completed in front of the subject property (approximately Lots 1-4 and 13-15). Exceptions to this can be considered for approval by the Planning Commission during final plat review if the Knox County Department of Engineering and Public Works determines a lot(s) will not be negatively impacted by the reconstruction (raising) of the new internal road.
4. Moving the detention area (shown on Lot 1) out of the Schaad Road slope easement that extends approximately 30 feet into the property from the right-of-way line.
5. Prior to obtaining a design plan approval for the subdivision, submitting documentation to the Knox County Department of Engineering and Public Works and Planning Commission Staff that shows an adequate building site meeting required setbacks is available on Lot 1. If the lot cannot comply with this condition it will have to be combined with the adjoining lot on the final plat submitted to the Planning Commission or Planning Commission Staff for approval.
6. Placing a note on the final plat that vehicular access for all lots shall be limited to the internal road system only.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
9. Obtaining approval from Knox County Commission to rezone the property to Planned Residential (PR) with a density that allows the development as proposed (Planning Commission recommended approval of up to 5 du/ac).

Comments: The proposed subdivision includes 15 lots for detached residential houses on 4.29 acres at a density of 3.6 dwelling units per acre. The subdivision will have access to Ball Camp Pike which is being improved by Knox County and will become part of Schaad Road. The design plan for Schaad Road shows the road elevation being raised approximately 10 feet along the frontage of the subject property and Knox County previously purchased grading and permanent drainage easements along the frontage. The detention pond proposed on lot 1 will need to be moved further to the north, or a new location, because there is a slope easement for Schaad Road that extends approximately 30 feet into the property from the ROW line. Lot 1 may need to be eliminated or shifted further to the north to create a suitable building area.

According to the Concept Plan, it appears lots 1-3 and 15 will be below the Schaad Road elevation (1,001.7 feet). The finished floor elevation of all houses in the subdivision must be 1-foot higher than the crest of Schaad Road. If the subdivision is developed before Schaad Road is complete, the first 300-350 feet of the new road will need to be reconstructed (raised) to correctly transition the vertical curve of the street which will also impact lots 4, 13, and 14. Constructing houses on these lots before Schaad Road is completed and the new internal road raised will be challenging. Planning and Knox County Engineering and Public Works Staff are recommending condition (#3) that states Lots 1-4 and 13-15 cannot be platted until after the Schaad Road improvements are complete in front of the subject property. If the Concept Plan is approved, the developer can seek design plan approval and platting of the property within 3 years and can request a 2 year extension of the Concept Plan if necessary. This should provide adequate time for Schaad Road to be completed based on the current construction

timeline.

The property is within the Ball Camp Elementary parental responsibility zone which would normally require sidewalks to be installed within the subdivision and potentially along the external road frontage. This proposal does not have sidewalks internal or external to the development because the sidewalk policy that is pending final approval by County Commission would not require internal sidewalks and the Schaad Road improvements will include sidewalks.

Action: Approved **Meeting Date:** 1/9/2020

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 9 conditions:

Date of Approval: 1/9/2020 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**