# **CASE SUMMARY**

### **APPLICATION TYPE: SUBDIVISION**

#### **CONCEPT PLAN**

File Number: 1-SD-24-C Related File Number: 1-C-24-DP

**Application Filed:** 11/28/2023 **Date of Revision:** 

Applicant: W. SCOTT WILLIAMS & ASSOCIATES



### PROPERTY INFORMATION

General Location: Northwest side of Ball Rd, southwest of Bakertown Rd

Other Parcel Info.:

Tax ID Number: 91 077 Jurisdiction: County

Size of Tract: 15.8283 acres

Accessibility: Access is via Ball Rd, a major collector road with a 21-ft pavement width within a 50-ft right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use: This area has been transitioning from agricultural to detached single family homes since the mid

2000's.

Proposed Use: Detached residential subdivision Density: 3.73 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** 

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

Street: 6925 BALL RD

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## **ZONING INFORMATION (where applicable)**

Current Zoning: PR (Planned Residential) up to 3.75 du/ac

Requested Zoning:
Previous Requests:

Former Zoning:

Extension of Zone:

**History of Zoning:** 

### PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

**Requested Plan Category:** 

1/12/2024 03:14 PM Page 1 of 2

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Sparks Meadow West

No. of Lots Proposed: 59 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 8 conditions.

Staff Recomm. (Full): 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.

2) Provision of street names consistent with the Uniform Street Naming and Addressing System within

Knox County (County Ord. 91-1-102).

3) Providing a stream determination study for review and approval by Knox County Engineering and Public Works during the design plan phase. If the water feature labeled "wet weather convenience" on the concept plan is determined to be a stream, then stream buffers must be provided. Any lots that do not have a buildable area outside the stream buffer must be removed and/or combined with other lots.
4) The shared permanent access easements (SPAE) must meet the requirements of Section 3.03.D. of

the Subdivision Regulations, including but not limited to providing a turnaround as required by Knox

County Engineering and Public Works.

5) Adding a note to the final plat that all lots shall have access from the internal street. This does not

preclude the use of an approved access easement to the internal street.

6) Provide access to the common area in the northwest corner of the property.

7) Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

8) 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.

Comments: This request is for a 59-lot detached residential subdivision on 15.83 acres (3.73 du/ac). The property

was rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 3.75 du/ac in

December 2023 (11-J-23-RZ).

Action: Approved with Conditions Meeting Date: 1/11/2024

**Details of Action:** 

**Summary of Action:** Approve the concept plan subject to 8 conditions.

Date of Approval: 1/11/2024 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/12/2024 03:14 PM Page 2 of 2