

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SA-21-C Related File Number: 11-A-21-UR
Application Filed: 9/15/2021 Date of Revision:
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: Intersection of Hardin Valley Road and Hickory Creek Road, west side of Marietta Church Road
Other Parcel Info.:
Tax ID Number: 129 037 AND 037.02 **Jurisdiction:** County
Size of Tract: 117 acres
Accessibility: Access is via Hardin Valley Road, a minor arterial with 20.5-ft of pavement width within 42-ft of right-of-way; Hickory Creek Road, a minor arterial with 20-ft pavement width within 48 to 56-ft of right-of-way; and Marietta Church Road, a minor collector with 20-ft of pavement width within 42-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences -- A (Agricultural) and PR (Planned Residential)
South: Residences -- A (Agricultural) and PR (Planned Residential)
East: Residences -- A (Agricultural) and PR (Planned Residential)
West: Residences -- A (Agricultural) and PR (Planned Residential)
Proposed Use: Detached residential subdivision **Density:** 2.32 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 12140 Hardin Valley Road & 2001 Marietta Church Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
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: Seal Property Subdivision
No. of Lots Proposed: 272 No. of Lots Approved: 0
Variances Requested: See previous approval (8-SC-20-C / 8-E-20-UR)
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 any other relevant requirements of the utility provider.
2) Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3) Developer is to participate in the intersection improvements at Hardin Valley and Hickory Creek Road. The level of participation will be determined by calculating the percentage increase in total trips added to the intersection as a result of the development. The developer will be responsible for this percentage of the design and construction of the improvement. Details for this agreement will be worked out during the design plan phase and a final agreement must be in place prior to the platting of any lots.
4) Platting the 20' greenway easement on the south side of the Hickory Creek Road right-of-way from the western property line to the Road 'A' intersection with the proposed traffic circle, as shown on the Concept Plan, or as otherwise required by the Knox County Department of Parks and Recreation and the Knox County Department of Engineering and Public Works.
5) Approval of the Road 'A' "loop lane" design that provides access for lots 20-23 by the Knox County Department of Engineering and Public Works during the design plan phase.
6) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
7) Implementing the recommended transportation improvements in the Seal Property Subdivision Transportation Impact Analysis (Fulghum MacIndoe, 7/27/2020), as amended and approved by Planning Commission staff and 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.

Comments: This proposal is a revision to a previously approved subdivision for this property (8-SC-20-C / 8-E-20-UR) to increase the number of lots from 265 to 272 (7 additional lots). Some of the lot widths have been narrowed in the portion of the subdivision circled with revision clouds (see plan sheets C3-C5). The revised lot widths are no less than other lots previously approved within the subdivision.

Action: Approved Meeting Date: 11/10/2021

Details of Action:

Summary of Action: Approve the Concept Plan subject to 8 conditions.

Date of Approval: 11/10/2021 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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: