

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SD-20-C Related File Number: 12-F-20-UR
Application Filed: 10/26/2020 Date of Revision:
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: Southwest side of W. Emory Rd., North of Karns Valley Dr.
Other Parcel Info.:
Tax ID Number: 77 083 (PART OF) Jurisdiction: County
Size of Tract:
Accessibility: Access is via W. Emory Road, a minor collector street with 21 feet of pavement width within 50 - 64 feet of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural
Surrounding Land Use: The area along the improved Karns Valley Drive is comprised of a mix of single family and multi-family residential. The rest of the surrounding area is primarily large lot agricultural zoned properties and low density residential zoning.
Proposed Use: Detached and attached residential subdivision Density: 4.03 du/ac
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 8935 W. Emory 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: Emory Green Subdivision (fka Hatmaker Subdivision)

No. of Lots Proposed: 112 No. of Lots Approved: 0

Variances Requested:

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 11 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Implementing the recommendations of the Hatmaker Subdivision Transportation Impact Study (Fulghum MacIndoe, 10/26/2020), as revised and approved by Planning Commission staff and Knox County Engineering and Public Works (see Exhibit A).
4. Providing a 25' common area strip between the W. Emory Road and lots 31-33, in accordance with section 3.02.A.4 (Double Frontage Lots) of the Knoxville-Knox County Subdivision Regulations, and as shown on the Concept Plan.
5. Providing a minimum 10' landscape buffer between the private driveway and parking spaces and W. Emory Road for the condominiums along the eastern boundary of the site.
6. Certifying that the required sight distance is available at all access points with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
7. Reforesting the disturbed areas as proposed on sheet C2.
8. Meeting all applicable requirements of Knox County Engineering and Public Works.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.
10. 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.
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system, and any recreational amenities.

Comments: This proposal is for a residential development with 55 lots for detached houses and 58 condominium units. There will be a total of 113 dwellings on the 28.06-acre site at a density of 4.03 du/ac. The property was recently rezoned PR up to 5 du/ac (8-A-20-RZ). There are approximately 11.3 acres of common area which includes the area where the condominiums are located but exclude the buildings and pavement. There is an amenity field proposed on the western portion of the property in the TVA powerline easement. This area is shown as a graded area that can be used for various activities.

The Hatmaker Subdivision Transportation Impact Study (Fulghum MacIndoe, 10/26/2020) was prepared to address the impact of the proposed development on W. Emory Road (see Exhibit A). There were no recommended improvements to the external street system.

Action: Approved Meeting Date: 12/10/2020

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 11 conditions.

Date of Approval: 12/10/2020 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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: