

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 3-SB-26-C Related File Number: 3-F-26-DP
Application Filed: 1/20/2026 Date of Revision:
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: West side of Keenberg Ln, south side of Emory Rd, east side of Old Cobbs Ferry Rd
Other Parcel Info.:
Tax ID Number: 77 08304 Jurisdiction: County
Size of Tract: 5.42 acres
Accessibility: Access is via Road D, a local street with proposed 26 ft of pavement width within a proposed 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use: North: Single family residential, rural residential - RA (Low Density Residential)
South: Single family residential (under construction) - PR (Planned Residential) up to 5 du/ac
East: Single family residential (under construction) - PR (Planned Residential) up to 5 du/ac
West: Single family residential, agriculture/forestry/vacant land - A (Agricultural)
Proposed Use: Attached residential subdivision Density: 4.28 du/ac
Planning Sector: Northwest County Plan Designation: TN (Traditional Neighborhood), HP (Hillside Ridgetop Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 8930 KEENBERG LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac
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 Townhomes

No. of Lots Proposed: 30 No. of Lots Approved: 0

Variations Requested: VARIANCES:
1. Reduce the K value from 25 to 20 on Road D STA 4+14.66.
2. Reduce the minimum length for the tangent connecting broken back horizontal curves from 150 ft to 29 ft on Road D from STA 5+54.26 to 5+83.41.
3. Reduce the lot depth for double frontage lots 85-88 from 150 ft to 110 ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum lot frontage from 25 ft to 20 ft for lots 61-90.
2. Reduce the minimum horizontal curve radius from 250 ft to 100 ft for Road D from STA 4+31.80 to 5+54.26.
3. Reduce the minimum horizontal curve radius from 250 ft to 200 ft for Road D from STA 5+83.41 to 8+17.14.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):

1. Reduce the private right-of-way width from 50 ft to 40 ft for Road D from station 0+00.00 to station 6+82.77.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the variance to reduce the K value from 25 to 20 on Road D STA 4+14.66.
A. Due to the existing steeper topography along Road D, a reduction of the vertical curve length is needed to keep site grading balanced.
B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.
C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the minimum length for the tangent connecting broken back horizontal curves from 150 ft to 29 ft on Road D from STA 5+54.26 to 5+83.41.

A. Due to the existing steeper topography along Road D and the TVA transmission tower, a reduction in tangent length is needed to construct the road.
B. The existing topography, shape of property, and TVA tower are unique and have not been created by any person having an interest in the property.
C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the lot depth for double frontage lots 85-88 from 150 ft to 110 ft.
A. A 30-ft right-of-way easement is required by County Engineering in the rear of lots 85-88. This easement cannot be within common area. Without a common area buffer, a variance is required for the reduction in lot depth.
B. The right-of-way easement at this location is unique to this property.
C. The right-of-way easement is necessary for public safety, health, or welfare. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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 as caused by the development, 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. Implementing the recommendations of the Hatmaker (Emory Green) 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).
8. All double frontage lots must meet the requirements of Section 3.02.A.4 of the Subdivision Regulations.

Comments:

This proposal is a second revision to the Emory Green Subdivision west side of the townhomes (12-SD-20-C/12-F-20-UR). The Emory Green Subdivision is a newly constructed residential development with townhomes and single family homes at W Emory Road and Old Cobbs Ferry Road. The townhomes were constructed on one lot. This proposal is to subdivide the existing 30 townhomes on individual lots and create a private road that is 26 ft wide within a 40 ft right-of-way.

Action:

Approved with Conditions

Meeting Date: 3/5/2026

Details of Action:

Summary of Action:

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Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 conditions.

Date of Approval:

3/5/2026

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: