# **CASE SUMMARY**

# APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

File Number: 4-SC-16-C Related File Number: 4-F-16-UR

Application Filed: 2/22/2016 Date of Revision:

Applicant: PRIMOS LAND CO., LLC



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

**General Location:** North side of Ball Rd., northeast of Ball Camp Pike.

Other Parcel Info.:

Tax ID Number: 91 089, 090, 090.02 Jurisdiction: County

Size of Tract: 9.6 acres

Accessibility: Access is via Ball Rd., a major collector street with 21' of pavement width within 60' of right-of-way.

# GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and houses

Surrounding Land Use: This area is primarily developed with agricultural, rural residential and low density residential uses

under A, PR and RA zoning. There is some I (Industrial) zoning to the southeast, but it is primarily

developed with residential uses, with just a few businesses.

Proposed Use: Detached residential development Density: 4.0

Sector Plan: Northwest County Sector Plan Designation:

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** 

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

Street: 7129 Ball Rd

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:** 

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# SUBDIVISION INFORMATION (where applicable)

Primos Land Development on Ball Road **Subdivision Name:** 

No. of Lots Approved: 43 No. of Lots Proposed:

Variances Requested: 1) Reduce the center line horizontal curve from 250' to 125' at station 0+15 to 0+52 on Road "A".

- 2) Reduce the center line horizontal curve from 250' to 125' at station 9+41 to 10+38 on Road "A".
- 3) Reduce the right-of-way dedication from 30' to 25' to match Knox County roadway improvement.
- 4) Reduce the tangent on the reverse horizontal curve from 50' to 27' between station 2+62 and 2+89
- on Road "A".

S/D Name Change:

# OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

# MPC ACTION AND DISPOSITION

Mike Reynolds Planner In Charge:

APPROVE variances 1 - 4 because site conditions and future road improvements restrict compliance Staff Recomm. (Abbr.):

with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 8 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Staff Recomm. (Full):

Health Department.

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. Installation of sidewalks on at least one side of Road A and Road B to the end of the stub-out. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and shall be installed at the time the street improvements are installed for the subdivision.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Meeting the 400-foot sight distance requirement along Ball Rd.

6. Clearly identifying on the final plat that the stub-out of Road B to the adjoining property to the west is for a future street connection to that property whenever it is subdivided.

7. Placing a note on the final plat that all lots shall have access only to the internal street system. 8. A final plat application based on this concept plan will not be accepted for review by the MPC until

certification of design plan approval has been submitted to the MPC staff.

Comments: Access for the subdivision will be from Ball Rd., a major collector street. The sight distance

> requirement on Ball Rd. is 400' and the current unobstructed sight distance is 315' with partial visibility greater than 400'. The visibility is obscured by vegetation in a wire fence. This fence is on the

> adjacent 19 acre parcel that the developer of this subdivision also plans to develop and has submitted a rezoning application for consideration at the May 2016 Planning Commission meeting. This adjacent

19 acre tract is intended to connect the recently developed Hattie's Place subdivision at this intersection of Ball Rd. and Fitzgerald Rd. with this proposed development. A traffic study will be required to be completed and submitted along with the concept plan application for the 19 acre.

A stub-out street connection is proposed to the 19 acre tract to the west that will provide a street connection to that property. Staff is recommending a condition that the sidewalks shall be installed at the time the street improvements are installed for the subdivision.

Approved Meeting Date: 4/14/2016

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

> 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. Installation of sidewalks on at least one side of Road A and Road B to the end of the stub-out. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and shall be installed at the time the street improvements are installed for the subdivision.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public

5. Meeting the 400-foot sight distance requirement along Ball Rd.

6. Clearly identifying on the final plat that the stub-out of Road B to the adjoining property to the west is for a future street connection to that property whenever it is subdivided.

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Action:

**Details of Action:** 

7. Placing a note on the final plat that all lots shall have access only to the internal street system. 8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Effective Date of Ordinance:** 

Summary of Action: APPROVE variances 1 - 4 because site conditions and future road improvements restrict compliance

with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 8 conditions

Date of Approval: 4/14/2016 Date of Denial: Postponements:

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

**Date of Legislative Appeal:** 

# 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:

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