

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**  
**CONCEPT PLAN**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**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

## 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:**



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.

**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?:**

***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:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**