



Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Rufus H. Smith Jr. & Company on Ball Camp Pike  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 142      **No. of Lots Approved:** 142  
**Variances Requested:** All variances have not been identified.  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko  
**Staff Recomm. (Abbr.):** DENY the concept plan for a 142 lot subdivision based on the following reasons:  
**Staff Recomm. (Full):**

**Comments:** On April 7, 2003, the applicant submitted Concept Plan and Use-on-Review applications for a 142 lot subdivision on 57.32 acres located on the north side of Ball Camp Pike, just southwest of Amherst Rd. Prior to the application being submitted, a representative of Wilbur Smith Associates (the applicant's traffic engineer) met with Knox County Department of Engineering and Public Works Staff to discuss the traffic study for the proposed subdivision. At that time, County Engineering Staff had informed them of the proposed relocation of Ball Camp Pike through the property. A letter was also sent to the property owner informing him of the proposed road and requesting a meeting to discuss the coordination of the projects (copy attached). That meeting was held in late April. In response to that meeting, the applicant submitted a revised concept plan that is designed with the layout of the Ball Camp Pike project. At the Planning Commission's July 10, 2003 meeting, Staff recommended approval of a 91 lot subdivision south of the proposed alignment of Ball Camp Pike with a future development designation for the property north of the road. At that meeting, the applicant requested that the concept plan/use-on-review application be removed from the consent list and requested postponement to the August 14, 2003 meeting.

Consideration of the new Ball Camp Pike project began in 1997 when the County hired Wilbur Smith Associates to prepare a functional plan for the project. The 1999 Capital Improvement Projects (CIP) list for the County included the Ball Camp Pike improvements as a three phase project. The proposed subdivision is located in phase two. The County's current CIP timeline identifies right-of-way acquisition for phase two in 2005. With road construction planned for 2006-2007.

The packet for the September 11, 2003 meeting included letters from County Engineering Staff that provided details on the present status of the road project.

**UPDATE SINCE THE SEPTEMBER 9, 2003 AGENDA REVIEW MEETING**

According to County Engineering Staff, the County presented an offer to the applicant for the property needed for the proposed road this morning (9/11/03) and the offer was rejected. At that meeting, the applicant requested that the County move forward with the condemnation process. County Staff has indicated that they will be contacting the County Law Department Staff and requesting that they move forward with the condemnation as quickly as possible.

The applicant's engineer has contacted MPC Staff and requested that we proceed with a recommendation on the proposed 142 lot subdivision (that ignores the proposed County road).

**MPC Action:** Denied      **MPC Meeting Date:** 9/11/2003

**Details of MPC action:**

**Summary of MPC action:** DENY the concept plan for a 142 lot subdivision based on the following 6 reasons:

**Date of MPC Approval:**      **Date of Denial:** 9/11/2003      **Postponements:** 5/8/2003-8/14/2003

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:**