

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 6-SA-21-C                      Related File Number: 6-B-21-UR  
Application Filed: 4/23/2021              Date of Revision:  
Applicant: BALL CAMP COMMERCIAL PARTNERS

## PROPERTY INFORMATION

General Location: East side of Bakertown Road, north of Ball Camp Pike  
Other Parcel Info.:  
Tax ID Number: 91 25604 (PART OF)                      Jurisdiction: County  
Size of Tract: 9.07 acres  
Accessibility: Access is via Bakertown Rd, a major collector street with 16' of pavement width within 45'-70' of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use: North: Vacant land -- PC (Planned Commercial) k  
South: Railroad ROW, Vacant land -- PR (Planned Residential)  
East: Single detached dwellings (under construction) -- PR (Planned Residential)  
West: Single detached dwellings -- A (Agricultural) & I (Industrial)  
Proposed Use: Attached residential subdivision                      Density: 8.05 du/ac (3.3 du/ac for entire development)  
Sector Plan: Northwest County              Sector Plan Designation:  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 0 Bakertown Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & PC (Planned Commercial) k  
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: Bakertown Road Subdivision

No. of Lots Proposed: 73                      No. of Lots Approved: 0

Variances Requested: ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1. REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 105' BETWEEN STATIONS 1+35.03 AND 3+02.53 ON ROAD 'B'
- 2. REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 115' BETWEEN STATIONS 5+96.61 AND 7+46.60 ON ROAD 'B'
- 3. REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 9+41.35 AND 10+41.53 ON ROAD 'B'

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL:

- 1. INCREASE THE INTERSECTION GRADE FROM 1% TO 1.67% AT THE INTERSECT/ON OF ROAD 'A' AND BAKERTOWN ROAD
- 2. INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD 'A' AND ROAD 'B'

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 alternative design standards 1-3 based on the recommendations of the Knox County Department of Engineering and Public Works and because the alternative design standards will not create a traffic hazard.

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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
  - 3. Connecting Road 'A' to the road system in the subdivision to the east with review and approval by Knox County Engineering and Public Works during the design plan review.
  - 4. Providing guest parking as shown to permit 20-FT lot widths for attached dwelling units per Section 3.03.B.1. of the Knoxville-Knox County Subdivision Regulations. Modifications to the guest parking may be reviewed and approved by Planning Commission staff and Knox County Engineering and Public Works during the design plan phase.
  - 5. Installing notification of future street connection at the north end of Road 'B' as required by Section 3.04.C.2.d. of the Knoxville-Knox County Subdivision Regulations.
  - 6. Providing a temporary turnaround at the north end of Road 'B' if required by Knox County Engineering and Public Works during design plan review.
  - 7. Widening Bakertown Road to a minimum width of 20 feet from the end of the Knox County improvements on Bakertown Road to the Road 'A' intersection with the final design to be approved by Knox County Engineering and Public Works during the design plan phase.
  - 8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  - 9. 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 area, amenities and drainage system.
  - 10. Placing a note on the final plat that all lots will have access only to the internal street system.
  - 11. 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.

Comments: SUMMARY: This proposal is to subdivide this 9.07-acre property into 73 attached residential lots at a

density of 8.05 du/ac. The subject property is zoned PR (Planned Residential) 1-4 du/ac and is part of a larger parcel that is also zoned PC (Planned Commercial) to the north. The subdivision will have access to Bakertown Road and will have road connections to the adjacent subdivision to the east that is currently under construction and the future commercial development to the north. Sidewalks will be provided in the subdivision for the entire length of Road 'A' and the portions of Bakertown Road and Road 'B' that are north of Road 'A'. Landscape screening is proposed along the Bakertown Road frontage behind lots 45-53 and landscape screening or a privacy fence is property on the eastern property boundary behind lots 20-27.

**BACKGROUND:**

The property is zoned PR (Planned Residential) 1-4 du/ac and has a sector plan designation that allows consideration of LDR (low density residential) and MDR (Medium Density Residential) uses with a maximum allowed density of 12 du/ac. The proposed density of 8.05 du/ac for this development is greater than the 4 du/ac approved with the PR zoning, however, the subject property is part of a larger planned residential development that includes the Bakertown Woods and Bakertown Station subdivisions south of Ball Camp Pike. The remaining density from those developments is being transferred to the subject property. The case boundaries for the Concept Plan (6-SA-21-C) and Use and Review (6-B-21-UR) are different because the Concept Plan is for the subject site only and the Use on Review includes the transfer of density from the two existing developments and ties them all together for density purposes.

The applicant provided a summary of the former approvals (Exhibit A), the total acreage of the development, and the number of existing or approved dwelling units (plan sheet C-1). When the Concept Plan and Use on Review were approved for the two existing developments (8-SH-05-C / 8-J-05-UR), there was a label on the subject property stating the unused density is to be transferred to the subject lot (Exhibit B).

**DENSITY:**

The net density for the subject site is 8.05 du/ac (73 units on 9.07 acres), however, the gross density including the two existing residential subdivisions is 3.27 du/ac (271 units on 82.9 acres). The gross density calculation includes the number of dwelling units that were approved by the Planning Commission for the two existing developments which is higher than the number of units or lots that have been developed.

**ROAD IMPROVEMENTS, SIDEWALKS, AND GUEST PARKING:**

The development will be required to widen Bakertown Road from the Road 'A' intersection to the end of the improvements associated with the realignment of Bakertown Road at the Schaad Road intersection. The internal roads will connect to the adjacent subdivision to the east that is currently under construction and the future commercial development to the north. If the road through the commercial development is a private road or driveway with an access easement, a turnaround must be installed where Road 'B' connects to the commercial development because a public road cannot be terminated without an appropriate turnaround.

Sidewalks will be provided in the subdivision for the entire length of Road 'A' and the portions of Bakertown Road and Road 'B' that are north of Road 'A'.

Fifteen (15) on-street guest parking spaces are provided in three locations on Road 'B'. Five (5) of the parking stalls are located adjacent to the community mail facility and the surrounding common area.

**Action:** Approved **Meeting Date:** 6/10/2021

**Details of Action:**

**Summary of Action:** APPROVE alternative design standards 1-3 based on the recommendations of the Knox County Department of Engineering and Public Works and because the alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions.

**Date of Approval:** 6/10/2021 **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:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**