

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 6-SC-25-C

Related File Number: 6-H-25-DP

Application Filed: 4/22/2025

Date of Revision:

Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: East side of West Gallaher Ferry Rd, north and south sides of Hickory Creek Rd

Other Parcel Info.:

Tax ID Number: 129 03512, 03513, 03514, 03515, 03516, 03702 (PART OF **Jurisdiction:** County

Size of Tract: 16.54 acres

Accessibility: Access is via West Gallaher Ferry Road, a local street with a pavement width of 20 ft within a 50 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Rural Residential

Surrounding Land Use: North: Rural residential - A (Agricultural)
South: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 2.8 du/ac
East: Rural residential, agriculture/forestry/vacant land - A (Agricultural), PR (Planned Residential) up to 2.8 du/ac
West: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3.5 du/ac

Proposed Use: Single-Family Residential Subdivision.

Density:

Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 0 WEST GALLAHER FERRY RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (k) (Planned Residential) up to 3.5 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: Gallaher Ferry Subdivision

No. of Lots Proposed: 50 No. of Lots Approved: 0

Variances Requested: N/A

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 Concept Plan subject to 8 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of 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, establish 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. An agreement between the two property owners is required for the pond to be off-site of the development.
4. 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.
5. Certifying that the required sight distance is available along West Gallaher Ferry Road in both directions at the Road 'A' and 'B' intersections, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
6. Providing a 300-ft sight distance easement for the Road A entrance per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways that cannot be located outside the sight distance easement must have a 20-ft depth outside the sight distance easement.
7. Meeting all applicable requirements of the Knox County zoning ordinance.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments: West Gallaher Ferry Road has significant horizontal and vertical curves. In 2022, a Concept Plan (4-SE-22-C) was approved west of the subject property with conditions for approval that included widening and realigning the road and improving the intersection at Hickory Creek Road. Off-site road improvements have started and must be completed before construction can begin. The zoning on this property includes the same conditions (3-H-25-RZ). Sight distance easements will need to be obtained for the lots in the development across the street, as shown on the plan, and sight distance will need to be verified prior to permitting for new entrance roads A and B.

Action: Approved with Conditions

Meeting Date: 6/12/2025

Details of Action:

Summary of Action: Approve the Concept Plan subject to 8 conditions.

Date of Approval: 6/12/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: