

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Rufus H. Smith Jr. & Company on Ball Camp Pike - South Section
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 102 **No. of Lots Approved:** 102
Variances Requested: 1. Reduction of required right-of-way along Ball Camp Pike, from 56' to 25' to centerline.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE variance 1 because the variance reflects the County's needed right-of-way for road changes for Ball Camp Pike.

APPROVE the concept plan subject to 9 conditions

Staff Recomm. (Full):

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. Working out the details on the location of the median crossing of the proposed Ball Camp Pike with the Knox County Department of Engineering and Public Works at the design plan phase of the subdivision.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and recreational amenities.
8. Meeting all requirements of the approved use on review development plan.
9. 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: The applicant has submitted a proposal for the subdivision of 33.26 acres into 102 detached single-family lots for a density of 3.07 du/ac. This subdivision is located on the south side of the County's proposed alternate road alignment for the new Ball Camp Pike. This property was rezoned to PR (Planned Residential) at a density of 1-3 du/ac on July 28, 2003. While the density for this portion of the subdivision is slightly over the maximum density of 3 du/ac approved for this property, the PR zoning allows for portions of the property to exceed the overall density as long as the entire subdivision does not exceed what was approved.

The portion of the property located on the north side of the proposed relocation of Ball Camp Pike contains approximately 19.79 acres and is designated for future development. The north side development is subject to a separate use-on-review and concept plan review and approval (5-SG-04-C & 5-M-04-UR - applicant has requested that it be tabled).

Sidewalks are being provided along the major road sections within the subdivision and around the lake. An amenity area with a pool and play area is also being provided.

A traffic impact analysis study was submitted for the subdivision with no recommended road improvements due to the County's proposed improvements for the new alignment of Ball Camp Pike.

MPC Action: Approved **MPC Meeting Date:** 6/10/2004

Details of MPC action:

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System within Knox County (County Ord. 91-1-102).

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Summary of MPC action: APPROVE variance 1 because the variance reflects the County's needed right-of-way for road changes for Ball Camp Pike.
APPROVE the concept plan subject to 9 conditions

Date of MPC Approval: 6/10/2004

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:

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: