

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 7-SE-18-C **Related File Number:** 7-F-18-UR
Application Filed: 5/29/2018 **Date of Revision:**
Applicant: WORLEY BUILDERS, INC.

PROPERTY INFORMATION

General Location: North side of Ball Rd., east of Madeline Vine Ln.
Other Parcel Info.:
Tax ID Number: 91 086.03, 087, 087.01 **Jurisdiction:** County
Size of Tract: 26.86 acres
Accessibility: Access is via Ball Rd., a major collector street with 21' of pavement width within 55' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land
Surrounding Land Use: North: Vacant land, Beaver Ridge / A (Agricultural)
South: Ball Rd., vacant land / RA (Low Density Residential)
East: Houses / A (Agricultural) & RA (Low Density Residential)
West: Developing residential subdivision / PR (Planned Residential)
Proposed Use: Detached Residential Subdivision **Density:** 2.6 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7121 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:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Ball Road Subdivision

No. of Lots Proposed: 70 **No. of Lots Approved:** 0

Variances Requested: 1) Reduce horizontal tangent length between reverse curves between reverse curves from 50' to 11' from STA 1+74.01 to 1+85.32 on Road "A".
2) Reduce horizontal tangent length from 50' to 24' at STA 7+84.70 on Road "A".
3) Reduce horizontal tangent length from 50' to 24' at STA 9+09.45 on Road "A".

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE variances 1 - 3 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 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. Construction of 5' wide sidewalks with a minimum of a 2' wide planting strip, as shown on the revised concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act and the Knox County Department of Engineering and Public Works.
4. Relocating the driveway from the existing house from Ball Rd. to Road "A". The driveway location must meet the requirements of the Knox County Department of Engineering and Public Works.
5. The neighborhood signage must meet the requirements of the Knox County Zoning Ordinance.
6. Installation of utilities shall be underground unless documentation is provided to and approved by MPC staff showing there are natural features that make underground utilities infeasible.
7. Certifying the 400-foot sight distance can be obtained during design plan review. The mailboxes for the houses on the adjacent joint permanent easement to the north may need to be moved to obtain the required sight distance.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
10. Obtaining approval from the Knox County Commission to rezone the property to PR (Planned Residential) at a density that permits the proposed development density.

Comments: This proposal is for a 70 lot subdivision on Ball Rd. There is an existing house on the southwest side of the intersection of Ball Rd. and the new road. This house is currently on a parcel that is part of the development but a new lot will be created for it as a separate final plat application. The existing house will be required, however, to connect to the new road because a driveway connection directly to Ball Rd. will be too close to the new road. The internal roads will have a sidewalk on one side.

This subdivision does not need to submit a traffic impact study because it is only creating 70 new lots, excluding the existing house on the southwest corner of the development. If any more lots are desired, a traffic impact study will be required and the concept plan will be required to be reviewed again by the Planning Commission.

The rear portion of the property will be maintained as an undisturbed natural area and a conservation easement will be held by a third party. This easement is for stormwater credit purposes. A 20' fee simple access strip is being provided between lots 46 & 47.

Action: Approved

Meeting Date: 7/12/2018

Details of Action:

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. Construction of 5' wide sidewalks with a minimum of a 2' wide planting strip, as shown on the revised concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act and the Knox County Department of Engineering and Public Works.
4. Relocating the driveway from the existing house from Ball Rd. to Road "A". The driveway location must meet the requirements of the Knox County Department of Engineering and Public Works.
5. The neighborhood signage must meet the requirements of the Knox County Zoning Ordinance.
6. Installation of utilities shall be underground unless documentation is provided to and approved by MPC staff showing there are natural features that make underground utilities infeasible.
7. Certifying the 400-foot sight distance can be obtained during design plan review. The mailboxes for the houses on the adjacent joint permanent easement to the north may need to be moved to obtain the required sight distance.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
10. Obtaining approval from the Knox County Commission to rezone the property to PR (Planned Residential) at a density that permits the proposed development density.

Summary of Action:

APPROVE variances 1 - 3 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
 APPROVE the Concept Plan subject to 10 conditions.

Date of Approval:

7/12/2018

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: