

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 8-G-25-DP
Application Filed: 6/24/2025
Applicant: SCOTT SMITH

Related File Number: 8-SB-25-C
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of Ball Camp Pike, north and west of Valley Grove Ln
Other Parcel Info.:
Tax ID Number: 91 20103 **Jurisdiction:** County
Size of Tract: 5.05 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Attached residential subdivision **Density:**
Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 7507 BALL CAMP PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential with condition) <8 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: Valiariano Property on Ball Camp Pike
No. of Lots Proposed: 40 **No. of Lots Approved:** 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): Approve the development plan for up to 40 attached houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the conditions of the rezoning case 11-A-24-RZ.
2. The maximum height will be 35 ft for attached houses.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

Comments: DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

- A. The property is zoned PR (k) (Planned Residential) with a density of up to 8 du/ac, subject to 1 condition: during development plan review, ensuring that property has viable access to Schaad Rd. If access to Schaad Rd is not feasible, the property owner will be required to make appropriate improvements to Ball Camp Pike as deemed necessary by Knox County Engineering and Public Works and will enter into a memorandum of understanding for such improvements with every effort made to respect the easement that parallels Valley Grove Lane on the other side of Ball Camp Pike. No road improvements are required currently for the development of this size.
- B. The applicant is proposing to subdivide this 5.05-acre tract into 40 lots with attached houses. The development will yield a density of 7.9 du/ac. The PR zone allows attached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).
- C. The height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 2 stories. The maximum height of all buildings will be 35 ft, which is consistent with the zoning requirements for residences in the area.
- D. The applicant is requesting a reduction in the peripheral boundary on all boundary lines. The Planning Commission may reduce the set back to 15 ft adjacent to the Agricultural zone.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

- A. The property's land use classification is SR (Suburban Residential) on the Future Land Use Map. Attached houses are considered a secondary use in the SR place type. Attached residential structures such as duplexes, multiplexes, and townhomes should have the scale of a single family home. The attached houses are 2 stories, which meets these criteria.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Implementation Policy 5 seeks to create neighborhoods with a variety of housing types and amenities in close proximity. The townhome development, just over a mile from Amherst Elementary School, provides a housing type other than single family homes along this section of Ball Camp Pike.
- B. Landscape screening has been added to adjacent properties with single family homes. This is consistent with Implementation Policy 2.1, to create buffer or transition standards between higher density developments.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools,

drainage and other public facilities and services. This development is in alignment with these goals.

Action: Approved with Conditions **Meeting Date:** 8/14/2025

Details of Action:

Summary of Action: Approve the development plan for up to 40 attached houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 2 conditions.

Date of Approval: 8/14/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**