

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 8-SA-22-C                      Related File Number: 8-A-22-DP  
Application Filed: 6/13/2022              Date of Revision:  
Applicant: MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

General Location: North side of Ball Camp Pike, east of Byington Solway Road  
Other Parcel Info.:  
Tax ID Number: 91 109                      Jurisdiction: County  
Size of Tract: 3.61 acres  
Accessibility: Access is via Ball Camp Pike, a minor collector with a pavement width of 22 ft within a right-of-way of 70 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential  
Surrounding Land Use: North: Agriculture/Forestry/Vacant, Single family residential - A (Agricultural), RA (Low Density Residential)  
South: Single family residential, Commercial - RA (Low density residential), I (Industrial)  
East: Single family residential, Rural residential - RA (Low Density Residential)  
West: Rural residential, Agriculture/Forestry/Vacant, Single family residential - RA (Low Density Residential)  
Proposed Use: Attached residential subdivision                      Density: 4.99  
Sector Plan: Northwest County              Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 8415 BALL CAMP PIKE  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:

History of Zoning:

**PLAN INFORMATION (where applicable)**

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: 8415 Ball Camp Pike

No. of Lots Proposed: 18                      No. of Lots Approved: 18

Variances Requested: VARIANCES

1. Reduce the minimum intersection spacing from 300' to 124' between the intersection centerline of Road 'A' and the realignment of Ball Camp Pike and Byington Solway Road.
2. Reduce the minimum vertical curve on Road "A" from K=25 to K=15 at PVI STA 1+08.23.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum private right-of-way width from 50' to 40'.
2. Reduce the minimum private right-of-way pavement width from 26' to 24'.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1% to 2% at Road "A" and Byington Solway Road.

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 the requested variances and alternative design standards based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 10 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) Providing certification that the required sight distance can be obtained, with review and approval by Knox County Engineering and Public Works during the design plan phase. The sight distance must consider such things as guardrails and other visual impairments.
  - 4) Road "A" must not impede water flow along the right-of-way or the County's permanent drainage easement for a culvert under the realigned Byington Solway Road.
  - 5) Providing a right-turn out and full access in on Byington Solway Road. The design details will be determined during the design plan phase.
  - 6) The right-of-way and curb radii at the Road "A" and Byington Solway Road intersection must not extend in front of the adjacent property to the west without the permission of that property owner.
  - 7) Prior to certification of the plat for the first phase of this subdivision, the acreage of the PR (Planned Residential) zoning for this development must be verified. The maximum number of residential lots must not exceed the maximum allowed by the PR up to 5 du/ac zoning. If the acreage of the subdivision is less than 3.6 acres, lots must be eliminated to comply with the PR zoning.
  - 8) Meeting all applicable requirements of the Knox County Zoning Ordinance.
  - 9) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  - 10) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, amenities, and drainage system.

Comments: This proposal is for an 18-lot attached residential subdivision on 3.61 acres at a density of 4.99 du/ac. The property was rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac in May 2022 (4-V-22-RZ). The internal road is proposed with a 40 ft private right-of-way and 24 ft pavement width.

The subject site currently only has road frontage on Ball Camp Pike. However, as part of the Schaad Road extension project, the Ball Camp Pike and Byington Solway Road intersection will be realigned to the southwest corner of this property, making access to this site challenging. At the proposed access point, the elevation of Byington Solway Road will be approximately 27 ft higher than the current property grade. Also, the intersection separation between Road "A" and Ball Camp Pike is only 124 ft (300 ft is required), there is a turn lane on Byington Solway Road that extends the full length of this properties frontage, and there will be a guardrail at the Ball Camp Pike intersection that could impede sight distance. Because of safety concerns, the Road "A" intersection must be designed to allow right-turn out only. The entrance lane can allow full access.

The variance request to reduce the intersection separation from 300 ft to 124 ft is supported by staff with the condition that the Road "A" exit lane allows right-turn out only. The proposed access point is as far as possible from the Ball Camp Pike intersection, and accessing Byington Solway Road is preferred by staff over accessing Ball Camp Pike.

**Action:** Approved **Meeting Date:** 8/11/2022

**Details of Action:**

**Summary of Action:** Approve the requested variances and alternative design standards based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 10 conditions.

**Date of Approval:** 8/11/2022 **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:**