

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 8-SB-25-C

Related File Number: 8-G-25-DP

Application Filed: 6/24/2025

Date of Revision:

Applicant: SCOTT SMITH

## 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: Access is via Ball Camp Pike, a major collector with a pavement width of 19 ft within a right-of-way which varies from 50 ft to 65 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use: North: Agriculture/forestry/vacant land - PR(k) (Planned Residential) up to 8 du/ac, with conditions  
South: Single family residential, railroad right-of-way - A (Agricultural)  
East: agriculture/forestry/vacant land, single family residential, public/quasi public land (church) - PR(k) (Planned Residential) up to 8 du/ac, with conditions, A (Agricultural)  
West: rural residential - A (Agricultural)

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) up to 8 DU/AC, with a condition

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: Variances.  
None.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL  
1. Reduce street frontage from 25 ft to 24 ft in the Planned Residential zone.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)  
1. None.

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 alternative design standard based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 9 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Providing a Type B landscape screen along the eastern boundary (Exhibit B). Existing trees that remain can count toward this requirement.
7. Certifying that the required sight distance is available along Ball Camp Pike in both directions at the Road A intersection, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
8. Providing a 50-ft wide right-of-way stub-out from Road A to the property to the north (parcel 091 201). The stub-out shall be provided on the final plat and identified for future connection. The location of the stub-out shall be reviewed and approved by Knox County Engineering and Public Works during the design plan phase.
9. 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.

Comments: This is a request for a 40-lot townhome subdivision that will be accessed off Ball Camp Pike near Lobetti Road.

Action: Approved with Conditions

Meeting Date: 8/14/2025

Details of Action:

Summary of Action: Approve the alternative design standard based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 9 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:**