

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 9-SC-22-C                      Related File Number: 9-C-22-DP  
Application Filed: 7/25/2022              Date of Revision:  
Applicant: WORLEY BUILDERS, INC.

## PROPERTY INFORMATION

General Location: North side of Ball Road, northwest of Bakertown Road  
Other Parcel Info.:  
Tax ID Number: 91 077.09                      Jurisdiction: County  
Size of Tract: 20.54 acres  
Accessibility: Access is via Ball Road, a major collector, with a pavement width of 21 ft within a right-of-way width of 50-60 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use: North: Agriculture/forestry/vacant -- RA (Low Density Residential)  
South: Agriculture/forestry/vacant -- A (Agricultural)  
East: Agriculture/forestry/vacant, Rural residential -- RA (Low Density Residential)  
West: Agriculture/forestry/vacant -- RA (Low Density Residential), A (Agricultural)  
Proposed Use: Residential subdivision                      Density: 2.68 du/ac  
Sector Plan: Northwest County              Sector Plan Designation: LDR (Low Density Residential), HP (Hillside and Ri  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 6917 BALL RD  
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), HP (Hillside and Ridgetop Protection)

**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Sparks Meadow

**No. of Lots Proposed:** 55      **No. of Lots Approved:** 0

**Variances Requested:** VARIANCES

1. Reduce the minimum reverse curve tangent length from 50' to 24.28' at STA 6+70.73, Road A
2. Reduce the minimum reverse curve tangent length from 50' to 24.00' at STA 7+95.48, Road A

**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 based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 5 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 a stream determination study for review and approval by Knox County Engineering and Public Works during the design plan phase. If the water feature labeled "wet weather convenience" on the concept plan is determined to be a stream, then stream buffers must be provided. Any lots that do not have a buildable area outside the stream buffer must be removed and/or combined with other lots.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) 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.

**Comments:** This proposal is for a 55-lot detached residential subdivision on 20.54 acres, with a density of 2.68 du/ac. The property was rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 3 du/ac in August 2022 (7-O-22-RZ). The portion of the property being developed is long and narrow, with a single cul-de-sac road. A small reverse curve is proposed at the road's midpoint for passive traffic calming. The rear portion of the site is within the Hillside Protection area and will largely remain undisturbed.

The applicant is requesting two reverse curve tangent variances for the proposed chicane at the midpoint of Road A. This request is supported by staff because it will help reduce travel speeds on this residential street, which would otherwise be entirely straight.

The Concept Plan shows additional right-of-way being dedicated along the Ball Road frontage. During the design plan phase, Knox County will determine if right-of-way dedication is warranted in this location, for this proposed development.

**Action:** Approved

**Meeting Date:** 9/8/2022

**Details of Action:**

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

Approve the Concept Plan subject to 5 conditions.

**Date of Approval:** 9/8/2022

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**