

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 4-SC-16-C
 4-F-16-UR

AGENDA ITEM #: 14
AGENDA DATE: 4/14/2016

▶ **SUBDIVISION:** PRIMOS LAND DEVELOPMENT ON BALL ROAD
 ▶ **APPLICANT/DEVELOPER:** PRIMOS LAND CO., LLC
 OWNER(S): Primos Land Co., LLC

TAX IDENTIFICATION: 91 089, 090, 090.02

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7129 Ball Rd

▶ **LOCATION:** North side of Ball Rd., northeast of Ball Camp Pike.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 9.6 acres

▶ **ZONING:** PR (Planned Residential) pending

▶ **EXISTING LAND USE:** Vacant land and houses

▶ **PROPOSED USE:** Detached residential development

SURROUNDING LAND USE AND ZONING: This area is primarily developed with agricultural, rural residential and low density residential uses under A, PR and RA zoning. There is some I (Industrial) zoning to the southeast, but it is primarily developed with residential uses, with just a few businesses.

▶ **NUMBER OF LOTS:** 38

SURVEYOR/ENGINEER: SEC, LLC

ACCESSIBILITY: Access is via Ball Rd., a major collector street with 21' of pavement width within 60' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) Reduce the center line horizontal curve from 250' to 125' at station 0+15 to 0+52 on Road "A".
- 2) Reduce the center line horizontal curve from 250' to 125' at station 9+41 to 10+38 on Road "A".
- 3) Reduce the right-of-way dedication from 30' to 25' to match Knox County roadway improvement.
- 4) Reduce the tangent on the reverse horizontal curve from 50' to 27' between station 2+62 and 2+89 on Road "A".

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 4 because site conditions and future road improvements restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 8 conditions

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. Installation of sidewalks on at least one side of Road A and Road B to the end of the stub-out. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and shall be installed at the time the street improvements are installed for the subdivision.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting the 400-foot sight distance requirement along Ball Rd.
6. Clearly identifying on the final plat that the stub-out of Road B to the adjoining property to the west is for a future street connection to that property whenever it is subdivided.
7. Placing a note on the final plat that all lots shall have access only to the internal street system.
8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

► **APPROVE the request for up to 38 detached dwellings on individual lots as shown on the concept plan and the reduction of the peripheral setback for the subdivision from 35' to 25', except along Lot 124 to be 15' setback, subject to 2 conditions.**

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR at a density of up to 5 du/ac.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review within the PR (Planned Residential) zoning district.

COMMENTS:

Access for the subdivision will be from Ball Rd., a major collector street. The sight distance requirement on Ball Rd. is 400' and the current unobstructed sight distance is 315' with partial visibility greater than 400'. The visibility is obscured by vegetation in a wire fence. This fence is on the adjacent 19 acre parcel that the developer of this subdivision also plans to develop and has submitted a rezoning application for consideration at the May 2016 Planning Commission meeting. This adjacent 19 acre tract is intended to connect the recently developed Hattie's Place subdivision at this intersection of Ball Rd. and Fitzgerald Rd. with this proposed development. A traffic study will be required to be completed and submitted along with the concept plan application for the 19 acre.

A stub-out street connection is proposed to the 19 acre tract to the west that will provide a street connection to that property. Staff is recommending a condition that the sidewalks shall be installed at the time the street improvements are installed for the subdivision.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this Subdivision with the exception of Lot 124 where a 15' peripheral setback is proposed.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 3.96 du/ac, is consistent in use and density with the recommended rezoning of the property.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of recent development that has occurred in this area.
4. The future Schaad Road extension and improvements to the railroad crossings in this area will help to improve traffic safety.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The proposed subdivision will not draw significant traffic through residential neighborhoods

since the property will have direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning recommended for approval for the property allows consideration of up to 5.0 du/ac . The proposed subdivision with its overall density of 3.96 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 426 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

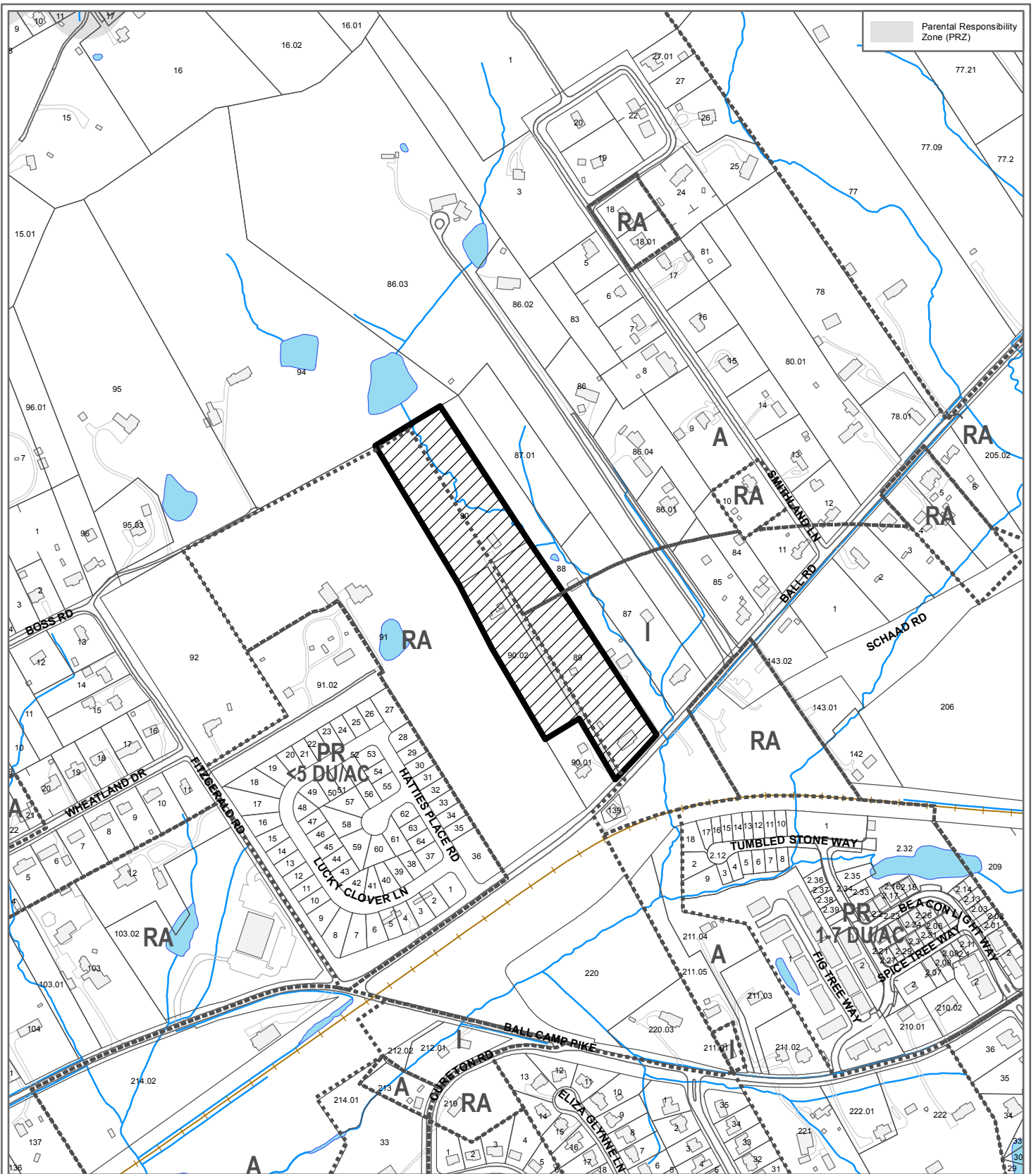
ESTIMATED STUDENT YIELD: 20 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

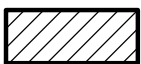
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**4-SC-16-C / 4-F-16-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Primos Land Co., LLC
Primos Land Development on Ball Road



Detached houses in PR (Planned Residential) pending

Map No: 91
Jurisdiction: County

Original Print Date: 3/21/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

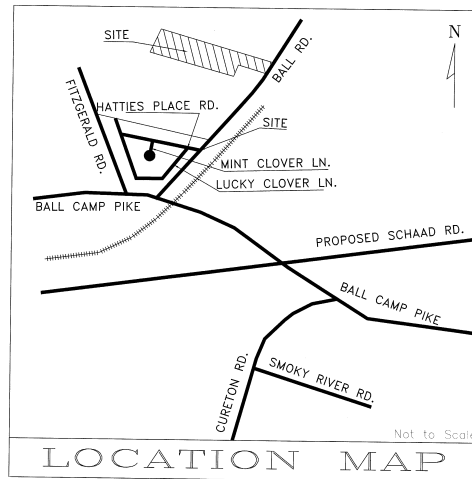


CONCEPT AND DESIGN PLAN
FOR

PRIMOS LAND DEVELOPMENT
ON BALL ROAD

CLT MAP 090, PARCELS 089, 090 & 090.02
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN & ROAD PROFILE



LOCATION MAP

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
8107 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrh@seec.com
www.southlandengineering.com

JANUARY 29, 2016
REV. 3-18-16

OWNER:

PRIMOS LAND COMPANY, LLC
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-8582
FAX: (865) 693-9699

SITE ADDRESS:
7129 BALL ROAD
KNOXVILLE, TENNESSEE 37931

4-F-16-UR

Revised:3-23-2016

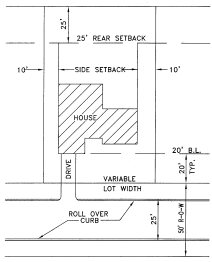


SHEET 1 OF 2 SHEETS

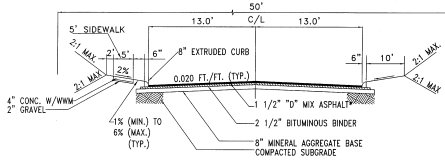
PLD-01-29-16-TS

NOTE:
 CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC SAFETY
 CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS
 REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO
 CONFORM WITH RECOMMENDATIONS SET FORTH IN ASCE MANUAL OF
 ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY,
 OR WORK TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
 OSHA RULES SHALL BE ABIDED BY.

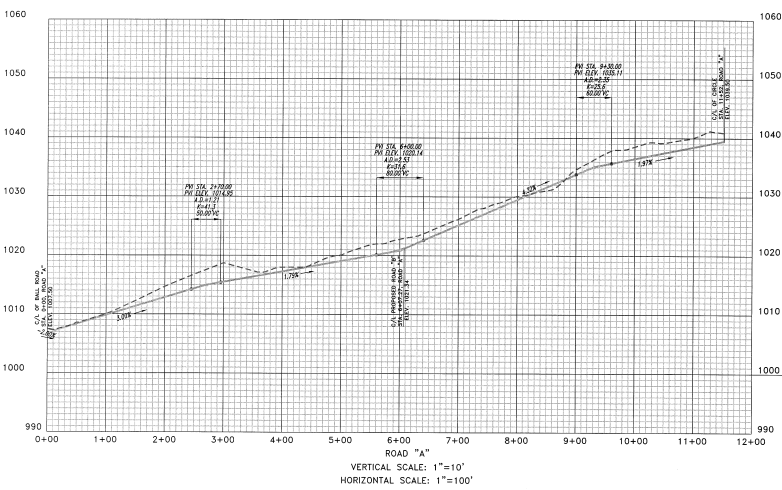
NOTE:
 CONTRACTOR TO NOTIFY ENGINEER
 BEFORE START OF CONSTRUCTION



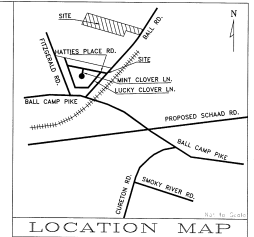
TYPICAL LOT LAYOUT
 NTS



TYPICAL ROAD SECTION
 THRU 50' ROAD
 "PUBLIC ROAD"



NOTE:
 THREE DAYS PRIOR TO ANY EARTHWORK
 OR CONSTRUCTION CONTRACTOR MUST
 CONTACT:
 TENNESSEE ONE-CALL
 1-800-351-1111
 RECORD AND SAVE YOUR
 CONFIRMATION NUMBER.



- NOTES:
- ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 6.84± ACRES AND IS SUBDIVIDED INTO 58 LOTS. FUTURE DEVELOPMENT (0.11 ACRES) NOT INCLUDED.
 - PP ZONING (S DU/AC) PENDING APPROVED BY MPC MEETING ON MARCH 10, 2016.
 - CONDITIONS PROVIDED BY KNOXVILLE, KNOX COUNTY GIS.
 - UTILITIES:
 WATER: WEST KNOX UTILITY DISTRICT
 SEWER: WEST KNOX UTILITY DISTRICT
 ELECTRIC: KNOXVILLE UTILITIES BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: AT&T
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - REQUESTED FROM MPC TO REDUCE PERIMETER SETBACK FROM 35' TO 25' EXCEPT ALONG LOT 124 TO BE 15' SETBACK.
 - VARIANCE REQUESTED:
 a) REDUCE THE CENTER LINE HORIZONTAL CURVE FROM 250' TO 125' ON ROAD "A" AT STATIONS 0+15 TO 0+52 AND STATIONS 9+41 TO 10+38.
 b) REDUCE THE RIGHT-OF-WAY DEDICATION ON BALL ROAD FROM 30' TO 25'.
 c) REDUCE THE TANGENT ON THE REVERSE HORIZONTAL CURVE FROM 50' TO 27'.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT...25'
 SIDES...5'
 REAR...25' (UNLESS AS NOTED)
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.

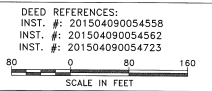
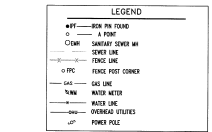
4-F-16-UR
 Revised: 3-23-2016



CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION AND DESIGN INFORMATION ON THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.
 Wanda A. Rydz
 ENGINEER
 TENNESSEE CERTIFICATE NO. 22028

OWNER/DEVELOPER:
 PRIMOS LAND COMPANY, LLC
 4909 BALL RD.
 KNOXVILLE, TN 37931
 PHONE: (865) 694-7756
 FAX: (865) 693-9699

SITE ADDRESS:
 7129 BALL ROAD
 KNOXVILLE, TENNESSEE 37931



SOUTHLAND ENGINEERING CONSULTANTS, LLC
 GENERAL CIVIL & LAND SURVEYORS
 GENERAL 4901 BALL ROAD
 KNOXVILLE, TENNESSEE, 37931
 PHONE: (865) 694-7756
 FAX: (865) 693-9699
 E-MAIL: wrydz@seengineeringusa.com
 www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED	
DRAWN	WAR	ENGINEER	
CHECKED	WAR		

SCALE	HORIZONTAL: 1" = 80'
	VERTICAL: 1" = 10'
CONTOUR INTERVAL:	2'
DATE	01-29-2016

DEED REFERENCES:	INST. #: 201504090054558		
	INST. #: 201504090054562		
	INST. #: 201504090054723		
NO.	DATE	REVISION	APPR.
1	3-18-16	REVISED TO 45' LOTS	

CONCEPT PLAN FOR
 PRIMOS LAND DEVELOPMENT ON
 BALL ROAD
 CLT MAP 091 PARCELS 089, 090 & 090.02
 DISTRICT 6TH, KNOX COUNTY, TENNESSEE

PLD-01-29-16-CP
 SHEET 2 OF 2 SHEETS