



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

▶ **FILE #:** 6-SA-16-C  
6-B-16-UR

**AGENDA ITEM #:** 10  
**AGENDA DATE:** 6/9/2016

▶ **SUBDIVISION:** HATTIES PLACE  
▶ **APPLICANT/DEVELOPER:** RUFUS H. SMITH & CO.  
OWNER(S): Josh Sanderson Primos Land Company, LLC

TAX IDENTIFICATION: 91 091 091ID027

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2222 Fitzgerald Rd

▶ **LOCATION:** Northwest side of Ball Rd., East of Hatties Place Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 21.4 acres

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Subdivision with detached houses

SURROUNDING LAND USE AND ZONING: This area is developed with agricultural, rural residential and low density residential uses under A, PR and RA zoning.

▶ **NUMBER OF LOTS:** 87

SURVEYOR/ENGINEER: SEC, LLC

ACCESSIBILITY: Access is via Ball Rd., a major collector street with 22' of pavement width within a large right-of-way that includes the parallel rail line; and Lucky Clover Ln., a local road with 26' of pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
1) Reduce the right-of-way dedication on Ball Road from 30' to 25'.  
2) Increase maximum intersection grade on Road B at Lucky Clover Lane from 3% to 3.32% and 3.96%.  
3) Increase maximum intersection grade on Road C at Road B from 3% to 3.84%.

**STAFF RECOMMENDATION:**

▶ **APPROVE variance 1 because site conditions and future road improvements restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard. DENY variances 2 and 3.**

APPROVE the concept plan subject to 9 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. 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. Providing a revised Traffic Impact Study subject to review and approval by the Knox County Department of Engineering and Public Works and Planning Commission Staff. The applicant shall be responsible for installing the street improvements recommended in the Study. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.
6. Provide a landscape screen with a minimum depth of 10 feet on the peripheral boundary of lots 107 – 111 and the common area. The landscape screen that consists of existing and new vegetation shall be consistent with a Type "C" landscape screen (see the attachment). A landscape screen plan shall be submitted to MPC staff for review and approval before any existing vegetation within the peripheral boundary is removed and before design plan approval. Undergrowth may be removed in this area.
7. Submitting a geotechnical analysis to Knox County Public Works and Engineering before design plan approval for lots 87, 88, and 89.
8. Placing a note on the final plat that all lots shall have access only to the internal street system.
9. 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 87 detached dwellings on individual lots as shown on the concept plan and the reduction of the peripheral setback from 35' to 25', with the exception of Lots 107-111 and the common area, 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.

Access for the subdivision will be from internal street connections to phase 1 and 2 of the Hattie's Place subdivision only and will not have a road connection to Ball Rd. Sidewalks will be provided on one side of everyone proposed street with the exception of the eastern portion of Road "C" which is a short cul-de-sac road that serves a small number of homes.

The common open space is located behind lots 111 - 125 and is accessible by a proposed sidewalk from Lucky Clover Ln., east of lot 119. An amenity for the neighborhood will be located here, consisting of 6' wide walking path, play equipment, open play lawn, benches and new trees, as shown in the Open Space Amenity Plan. The amenity is not ideally located, being hidden behind houses, however, the location is relatively flat which makes the site more function for active play space.

**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 4.06 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.
5. The Traffic Impact Study for the development was submitted to staff too late to fully review the recommendations before the planning commission meeting. Additional time is needed to determine if further revisions are needed and if roads improvements will be necessary. However, it is anticipated that the most significant recommendation from the traffic study will be to install a left turn lane on Ball Rd. for traffic turning onto Hatties Place Rd. Staff is of the opinion that if a turn lane is recommended that this can be reviewed and approved during design plan phase. In addition, staff has recommended a condition that revisions be made to the Traffic Impact Study as determined necessary by Knox County Public Works and Engineering and MPC staff, and any improvements recommended of the study must be installed.

**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 4.06 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:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

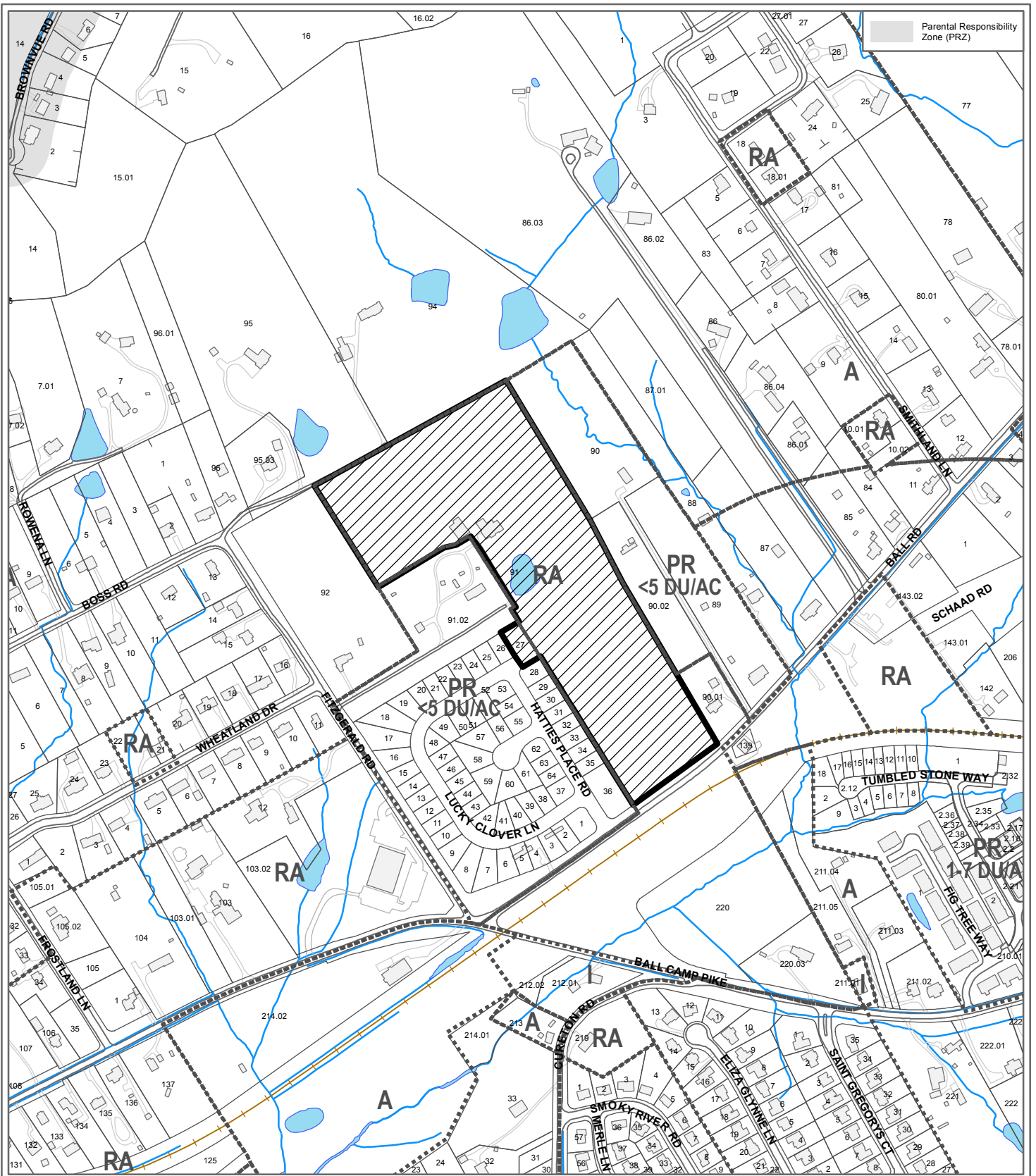
**ESTIMATED STUDENT YIELD:** 46 (public and private school children, ages 5-18 years)

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.



**6-SA-16-C / 6-B-16-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Rufus H. Smith & Co.  
Hatties Place



Subdivision with detached houses in PR (Planned Residential) pending

Map No: 91

Jurisdiction: County

Original Print Date: 5/16/2016

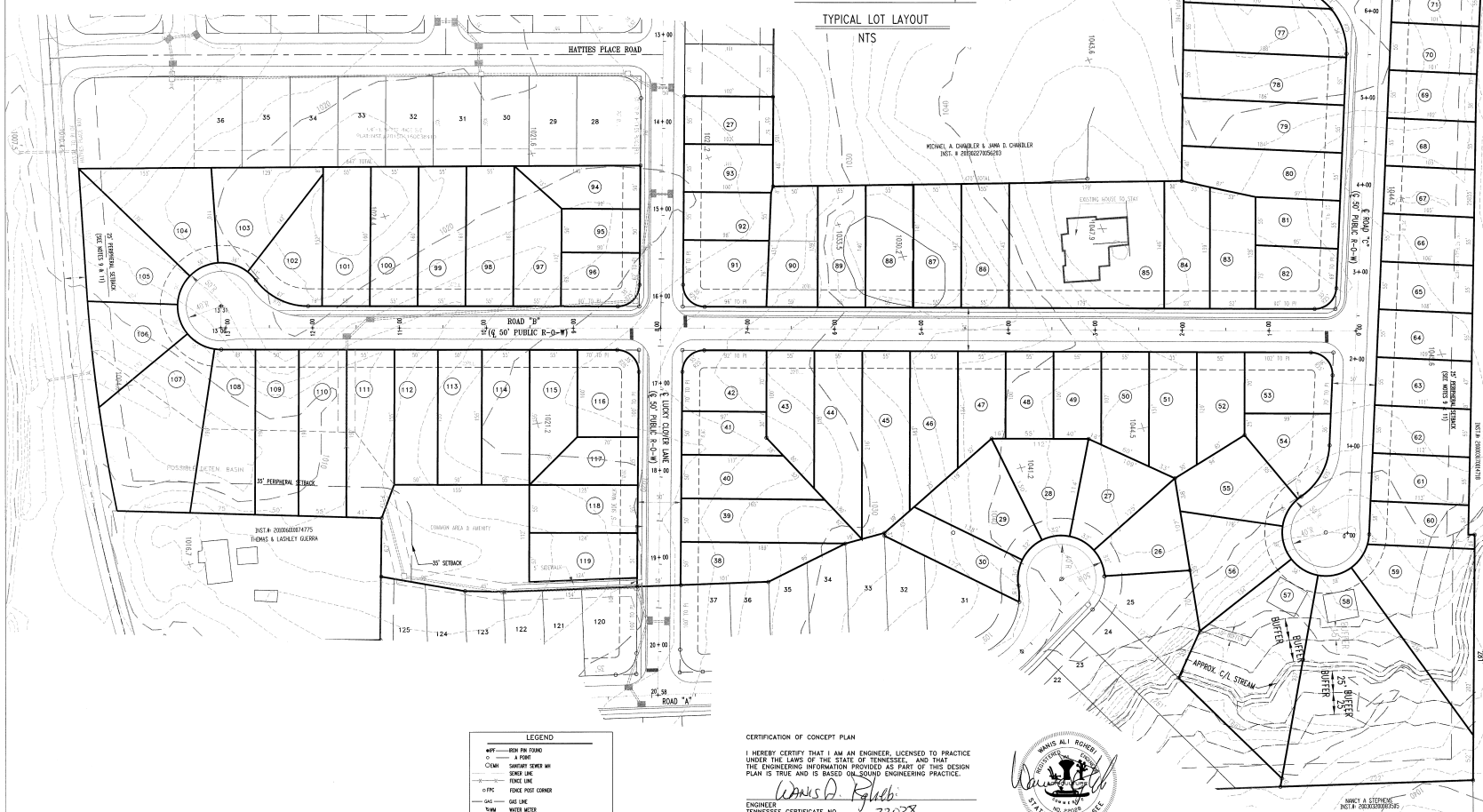
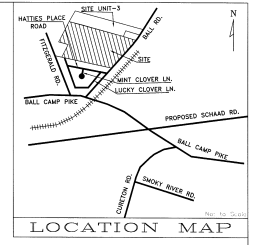
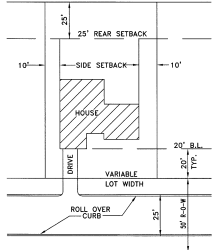
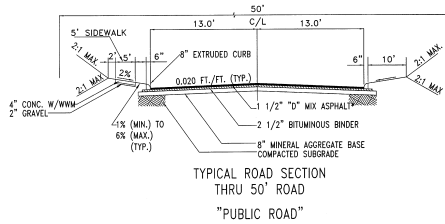
Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH 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. OSMA RULES SHALL BE ADHERED BY.

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



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 ACRES ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
  - A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS UNDER 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 21.404 ACRES AND IS SUBDIVIDED INTO 82 SINGLE FAMILY LOTS AND COMMON AREA.
  - PA ZONING (S DU/AC) PENDING WILL BE APPROVED BY MPC MEETING ON MAY 12, 2016.
  - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS.
  - 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 PERIPHERAL SETBACK FROM 35' TO 25' EXCEPT ALONG LOTS 107 TO 111 AND COMMON AREA TO STAY 35' SETBACK.
  - VARIANCE REQUESTED:  
a) REDUCE THE RIGHT-OF-WAY DEDICATION ON BALL ROAD FROM 50' TO 25'.  
b) REDUCE THE RIGHT-OF-WAY DEDICATION ON BALL ROAD FROM 35' TO 25'.
  - BOUNDARY SETBACK LINES WILL BE AS FOLLOWS:  
FRONT...20'  
SIDE...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.

LEGEND

- 800 PSI ZONING
- A POINT
- CONN. CURB/SEWER W/
- SIDE LINE
- FENCE LINE
- FENCE POST CONDO
- GAS LINE
- WATER METER
- WATER LINE
- DRAINAGE UTILITIES
- POWER POLE

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 PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.  
*W. A. D. Kibbi*  
ENGINEER  
TENNESSEE CERTIFICATE NO. 22028



SITE ADDRESS:  
2222 FITZGERALD ROAD  
KNOXVILLE, TENNESSEE 37931

Revised 5/19/2016  
6-SA-16-C  
6-B-16-UR

OWNER/DEVELOPER:  
PRIMOS LAND COMPANY, LLC  
4909 BALL RD.  
KNOXVILLE, TN 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9899

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4909 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9899  
E-MAIL: wkgibbi@southlandengineers.com

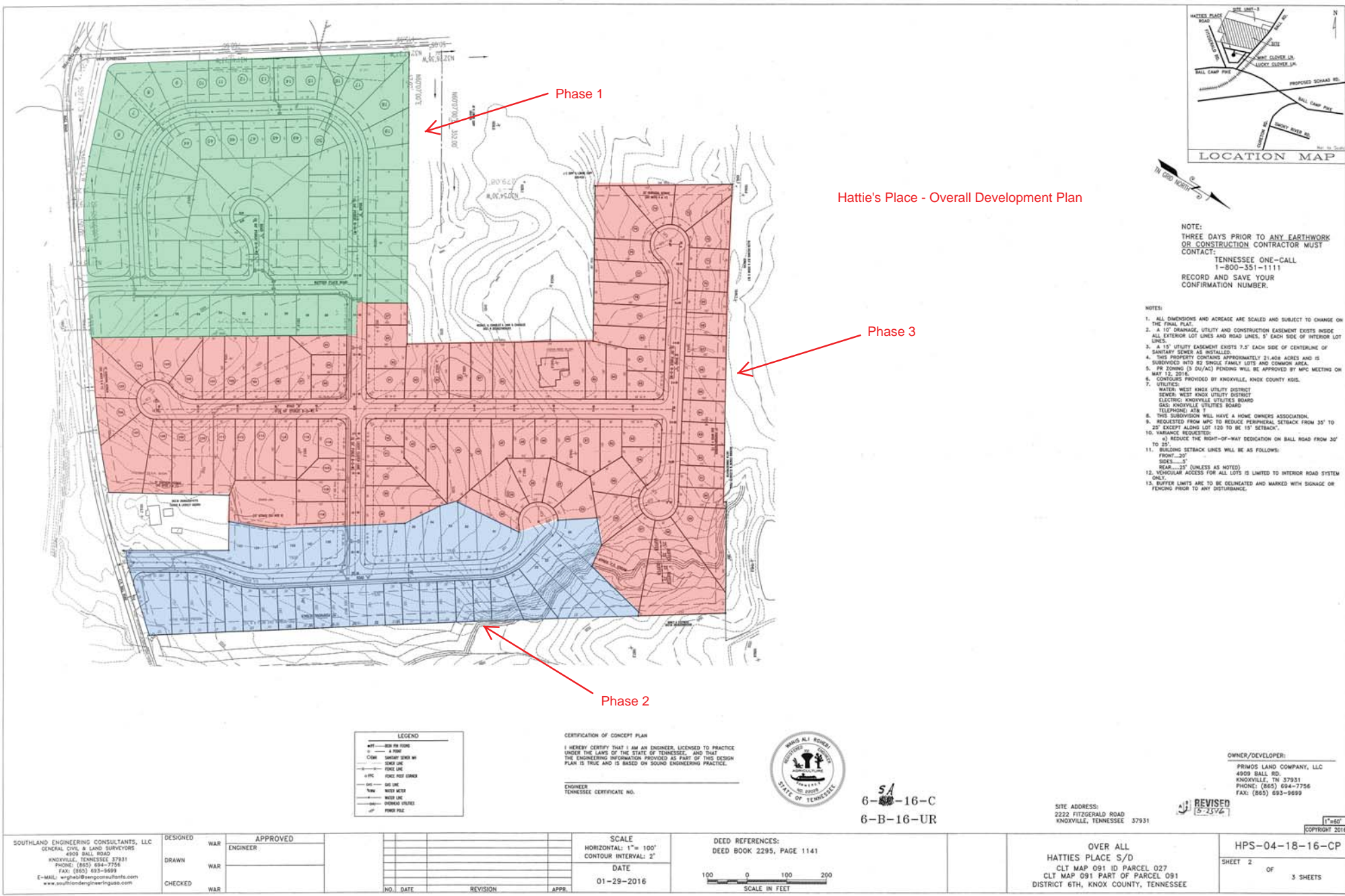
DESIGNED	WAR	APPROVED			
ENGINEER					
DRAWN	WAR				
CHECKED	WAR				

SCALE  
HORIZONTAL: 1" = 60'  
CONTOUR INTERVAL: 2'  
DATE  
01-29-2016

DEED REFERENCES:  
DEED BOOK 2295, PAGE 1141  
SCALE IN FEET

CONCEPT PLAN FOR  
UNIT-3, HATTIES PLACE S/D  
CLT MAP 091 ID PARCEL 027  
CLT MAP 091 PART OF PARCEL 091  
DISTRICT 6TH, KNOX COUNTY, TENNESSEE

HPS-04-18-16-CP  
SHEET 2 OF 3 SHEETS



Phase 1

Hattie's Place - Overall Development Plan

Phase 3

Phase 2



NOTE:  
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  - PER ZONING (S O/U/AC) PENDING WILL BE APPROVED BY MPC MEETING ON MAY 12, 2016.
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LEGEND

- - - -	15' PER PER EASING
0' - 4' PER	4' PER
COLOR SHADOW SHOWN WITH	COLOR SHADOW SHOWN WITH
SOLID LINE	EDGE LINE
— — — —	FORCE LINE
— — — —	FORCE POST CORNER
— — — —	PERC
— — — —	SEW LINE
— — — —	WATER WATER
— — — —	WATER LINE
— — — —	WATER LINES
— — — —	POWER LINE

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ENGINEER:  
TENNESSEE CERTIFICATE NO.



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KNOXVILLE, TENNESSEE 37931

OWNER/DEVELOPER:  
PRIMOS LAND COMPANY, LLC  
4809 BALL RD  
KNOXVILLE, TN 37931  
PHONE: (865) 694-7756  
FAX: (865) 694-6699

REVISED  
5-23-16

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4909 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7756  
FAX: (865) 694-6699  
E-MAIL: wjrhob@engconsultants.com  
www.southlandengineering.com

DESIGNED	WAR	APPROVED	ENGINEER	NO.	DATE	REVISION	APPR.

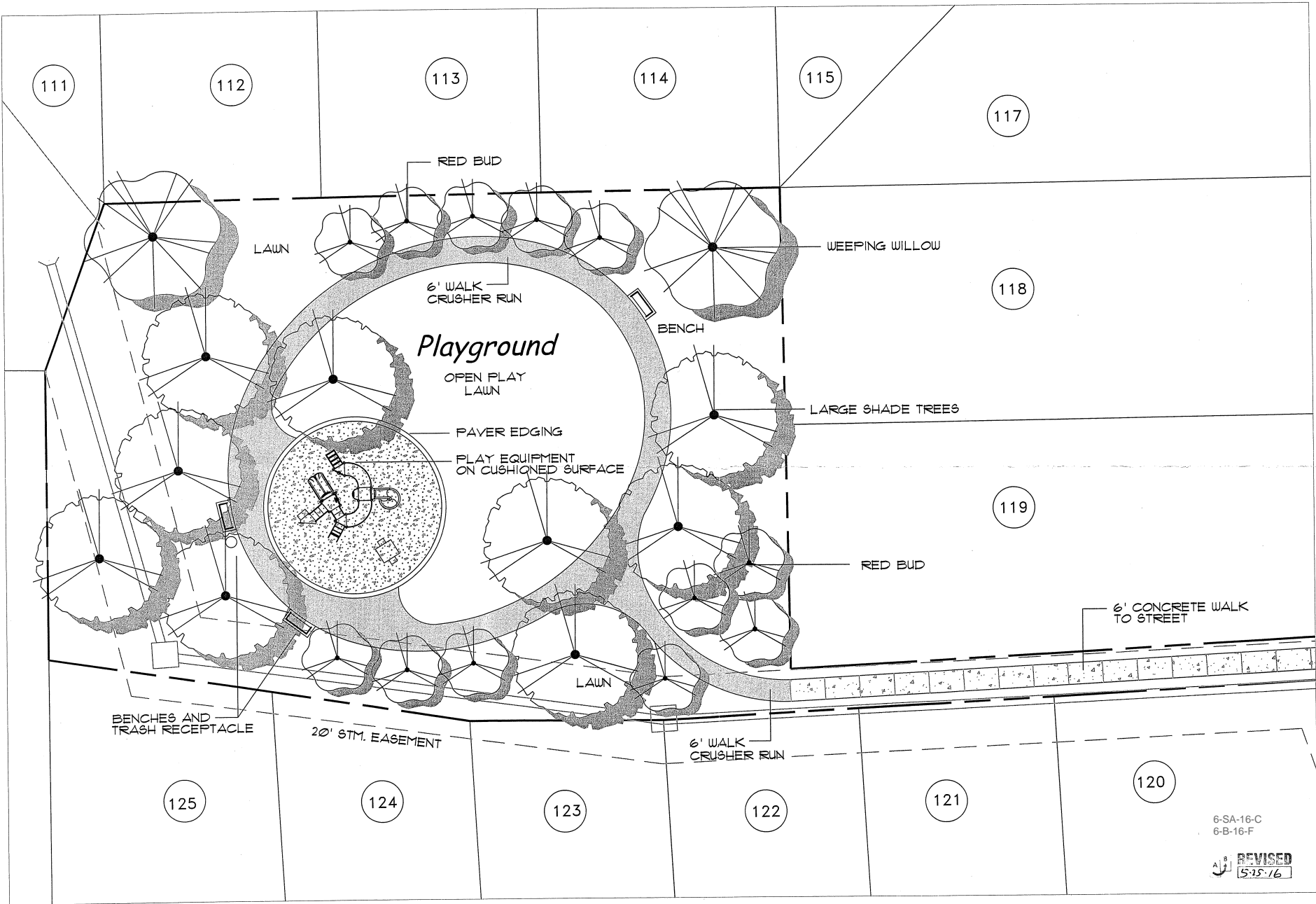
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SCALE IN FEET

OVER ALL  
HATTIES PLACE S/D  
CLT MAP 091 ID PARCEL 027  
CLT MAP 091 PART OF PARCEL 091  
DISTRICT 6TH, KNOX COUNTY, TENNESSEE

HPS-04-18-16-CP  
SHEET 2 OF 3 SHEETS



MICHAEL VERSEN & ASSOCIATES  
 LANDSCAPE ARCHITECTURE AND LAND PLANNING  
 255 N. WIEGANDER RD., SUITE 201, KNOXVILLE, TN 37919  
 PH: 865/986-1351

Open Space Amenity Plan  
**HATTIES PLACE**  
 Knoxville, Tennessee

6-SA-16-C  
 6-B-16-F  
 REVISED  
 5-25-16

SCALE 1" = 20'  
 JOB NO. 216021  
 DRAWN: MAV/RJM  
 DATE: MAY 25, 2016