

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

▶ **FILE #:** 7-SE-18-C  
 7-F-18-UR

**AGENDA ITEM #:** 13  
**AGENDA DATE:** 7/12/2018

▶ **SUBDIVISION:** BALL ROAD SUBDIVISION  
 ▶ **APPLICANT/DEVELOPER:** WORLEY BUILDERS, INC.  
 OWNER(S): Worley Builders, Inc.

TAX IDENTIFICATION: 91 086.03, 087, 087.01

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7121 Ball Rd

▶ **LOCATION:** North side of Ball Rd., east of Madeline Vine Ln.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 26.86 acres

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

▶ **EXISTING LAND USE:** House and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land, Beaver Ridge / A (Agricultural)  
 South: Ball Rd., vacant land / RA (Low Density Residential)  
 East: Houses / A (Agricultural) & RA (Low Density Residential)  
 West: Developing residential subdivision / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 70

SURVEYOR/ENGINEER: W. Scott Williams & Associates

ACCESSIBILITY: Access is via Ball Rd., a major collector street with 21' of pavement width within 55' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
 1) Reduce horizontal tangent length between reverse curves between reverse curves from 50' to 11' from STA 1+74.01 to 1+85.32 on Road "A".  
 2) Reduce horizontal tangent length from 50' to 24' at STA 7+84.70 on Road "A".  
 3) Reduce horizontal tangent length from 50' to 24' at STA 9+09.45 on Road "A".

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 - 3 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

**APPROVE** the Concept Plan subject to 10 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. Construction of 5' wide sidewalks with a minimum of a 2' wide planting strip, as shown on the revised concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act and the Knox County Department of Engineering and Public Works.
4. Relocating the driveway from the existing house from Ball Rd. to Road "A". The driveway location must meet the requirements of the Knox County Department of Engineering and Public Works.
5. The neighborhood signage must meet the requirements of the Knox County Zoning Ordinance.
6. Installation of utilities shall be underground unless documentation is provided to and approved by MPC staff showing there are natural features that make underground utilities infeasible.
7. Certifying the 400-foot sight distance can be obtained during design plan review. The mailboxes for the houses on the adjacent joint permanent easement to the north may need to be moved to obtain the required sight distance.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
10. Obtaining approval from the Knox County Commission to rezone the property to PR (Planned Residential) at a density that permits the proposed development density.

► **APPROVE the Development Plan for up to 70 detached dwelling on individual lots and a 25' peripheral setback for lots 1-23, 26 & 27, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a concept plan and use-on-review.

**COMMENTS:**

This proposal is for a 70 lot subdivision on Ball Rd. There is an existing house on the southwest side of the intersection of Ball Rd. and the new road. This house is currently on a parcel that is part of the development but a new lot will be created for it as a separate final plat application. The existing house will be required, however, to connect to the new road because a driveway connection directly to Ball Rd. will be too close to the new road. The internal roads will have a sidewalk on one side.

This subdivision does not need to submit a traffic impact study because it is only creating 70 new lots, excluding the existing house on the southwest corner of the development. If any more lots are desired, a traffic impact study will be required and the concept plan will be required to be reviewed again by the Planning Commission.

The rear portion of the property will be maintained as an undisturbed natural area and a conservation easement will be held by a third party. This easement is for stormwater credit purposes. A 20' fee simple access strip is being provided between lots 46 & 47.

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

1. The proposed residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of other development that has occurred in this area.
3. The proposed residential subdivision at a density of 2.6 du/ac, is consistent in use and density with the recommended density of 3 du/ac by MPC. County Commission will consider the rezoning at their July 23rd meeting.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the

development has access to a collector street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this site. The proposed subdivision at a density of 2.6 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 747 (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: 29 (public 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.
- 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.

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.