

**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, 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.

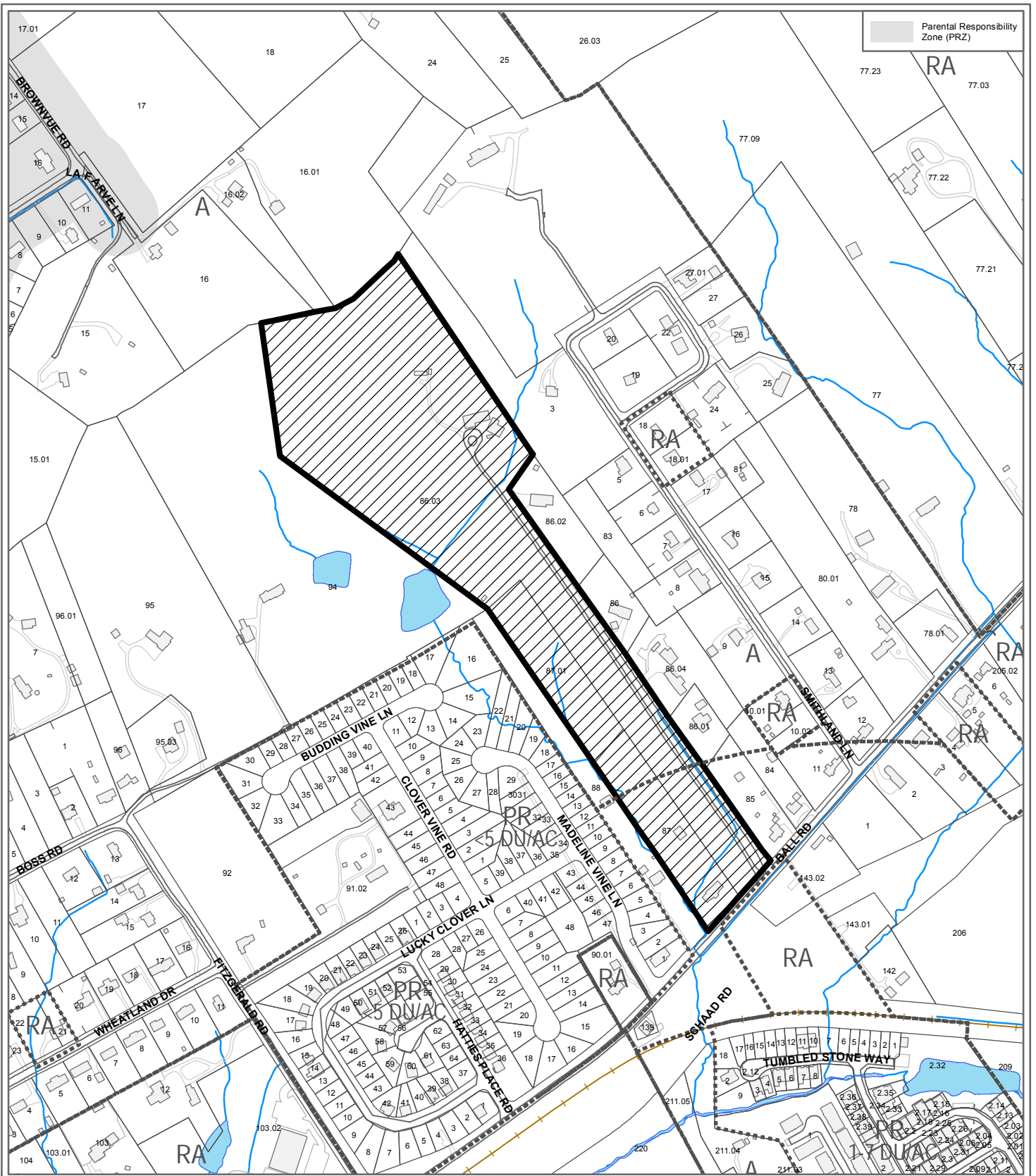
ESTIMATED STUDENT YIELD: 29 (public school children, ages 5-18 years)

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.



**7-SE-18-C / 7-F-18-UR
CONCEPT PLAN/USE ON REVIEW**

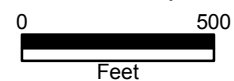
Petitioner: Worley Builders, Inc.
Ball Road Subdivision



Detached Residential Subdivision in PR (Planned Residential) pending

Map No: 91
Jurisdiction: County

Original Print Date: 6/20/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



CERTIFICATION OF CONCEPT PLAN

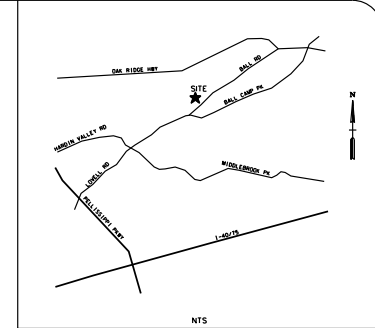
I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE; I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE TOWNHILL & KNX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN TITLED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

Scott Williams
SURVEYOR

TENNESSEE CERTIFICATE NO. 1914

SITE DATA

EXISTING:
ZONING: A (PR PENDING)
DENSITY: 5.0 UNITS PER ACRE (PENDING)
SETBACKS (PR):
FRONT - 20'
SIDE - 5'
REAR - 15'
PERIPHERAL - 35'
PROPOSED:
AREA: 26.86 ACRES +/-
DENSITY: 72 LOTS AT 2.68 UNITS PER ACRE
LOT SIZE: VARIES FROM 50'-62' WIDE x 125' DEEP
OPEN SPACE: 8.33 AC
OSR = 8.33 / 26.86 = 31%
PARKING:
2 GARAGE SPACES PER LOT



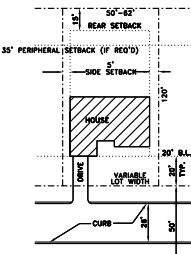
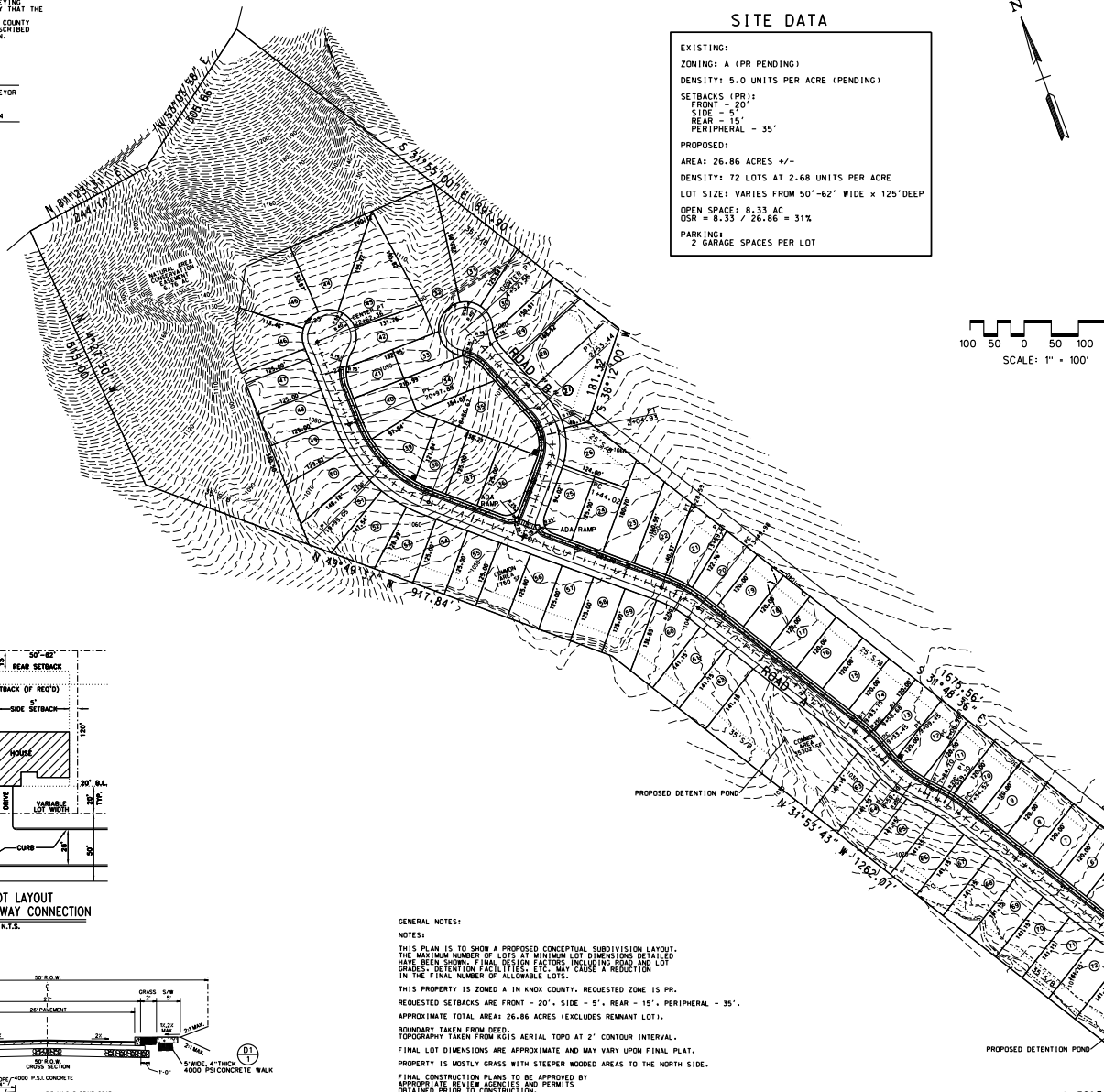
VICINITY MAP



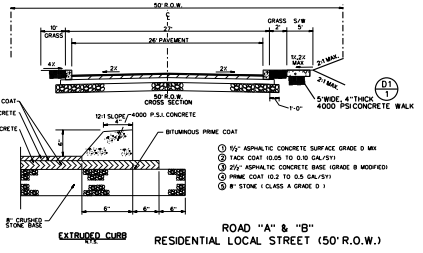
LEGEND

- (F) MONUMENTATION FOUND (OLD)
- iPF IRON PIN FOUND (OLD)
- iPS IRON PIN SET (NEW)
- EASEMENT
- x- FENCE
- c- CENTERLINE PAVEMENT
- PP UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL / ZONING LINES
- BUILDING SETBACK
- HEAVY DUTY PAVEMENT
- ▼ SIGN
- ⊙ DETAIL SHEET
DETAIL NUMBER
- ⊙ PROPOSED LOT NO.
- PROPOSED FIRE HYDRANT

- REQUESTED VARIANCES:
1. REDUCE HORIZ. TANGENT LENGTH BETWEEN REVERSE CURVES TO 11' FROM STA 1+74.19 TO STA 1+95.22
 2. REDUCE PERIPHERAL SETBACK TO 25' ALONG LOTS 1-23 & 26
 3. REDUCE TANGENT LENGTH TO 11 FEET AT STATION 1+54.01 ROAD A.
 4. REDUCE TANGENT LENGTH TO 11 FEET AT STATION 7+84.70 ROAD A.
 5. REDUCE TANGENT LENGTH TO 11 FEET AT STATION 9+09.45 ROAD A.



TYPICAL LOT LAYOUT AND DRIVEWAY CONNECTION
N.T.S.



EXTENDED CURB
ROAD "A" & "B"
RESIDENTIAL LOCAL STREET (50' R.O.W.)

GENERAL NOTES:
NOTES:
THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL SUBDIVISION LAYOUT. THE MAXIMUM NUMBER OF LOTS AT MINIMUM LOT DIMENSIONS DETAILED HAVE BEEN SHOWN. FINAL DESIGN FACTORS INCLUDING ROAD AND LOT GRADES, DETENTION FACILITIES, ETC. MAY CAUSE A REDUCTION IN THE FINAL NUMBER OF ALLOWABLE LOTS.
THIS PROPERTY IS ZONED A IN KNX COUNTY. REQUESTED ZONE IS PR. REQUESTED SETBACKS ARE FRONT - 20', SIDE - 5', REAR - 15', PERIPHERAL - 35'. APPROXIMATE TOTAL AREA: 26.86 ACRES (EXCLUDES REMNANT LOT).
BOUNDARY TAKEN FROM DEED.
TOPOGRAPHY TAKEN FROM AGIS AERIAL TOPO AT 2' CONTOUR INTERVAL.
FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT. PROPERTY IS MOSTLY GRASS WITH STEEPER WOODED AREAS TO THE NORTH SIDE.
FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
WATER AND SEWERAGE CONNECTIONS PROVIDED BY APPLICABLE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
THE CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE, PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
ALL ROADS TO BE DEDICATED PUBLIC RIGHT-OF-WAYS.
ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS ONLY.
ALL LOTS TO HAVE 2 CAR GARAGE.

7-SE-18-C
7-F-18-UR
Revised: 6/26/2018

N 39°36'12" W
CH=56.82
EXISTING HOME AND LOT ARE NOT PART OF CONCEPT PLAN
N 32°23'40" W
68.36

FOR REVIEW - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	8/25/20	MPK COMM.

CONCEPT PLAN
BALL ROAD S/D
7121 BALL ROAD
KNX COUNTY, TENNESSEE
CLT MAP # 614 (EVLV) (DISTR CT)
MPK # 118 # 15-SE-18-C-7-18-UR



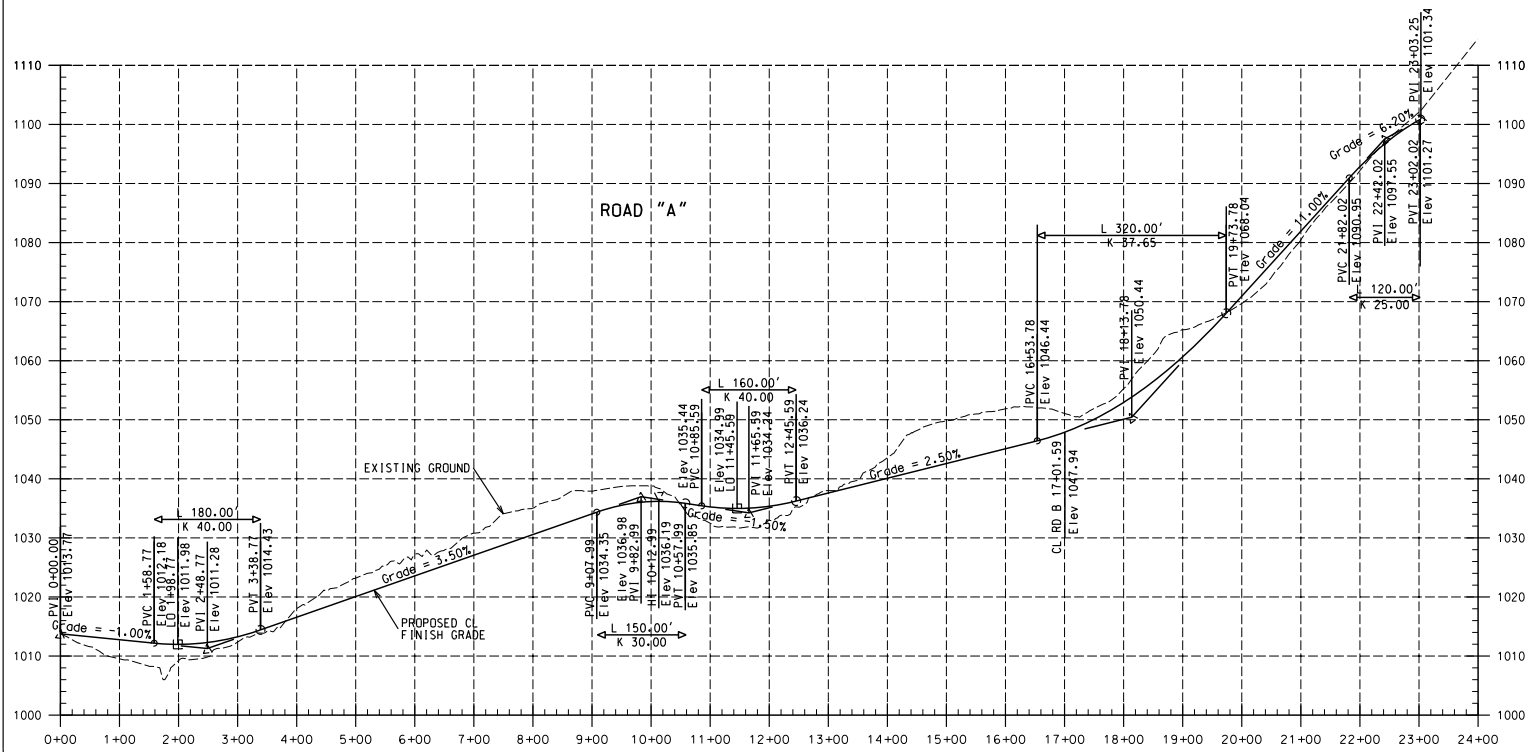
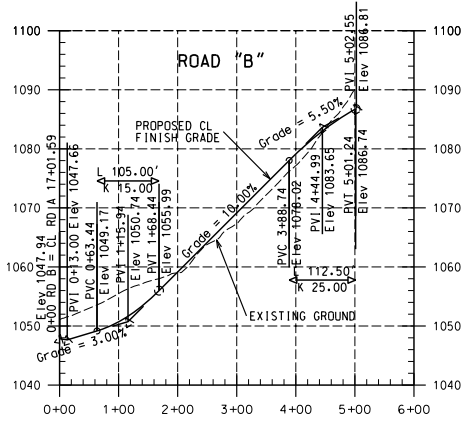
W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING SURVEYOR
4208 Highway 400, Suite 3750
Ball Bluff, Tennessee 37021
P: 615.884.1100
F: 615.884.1100

CLIENT:
WORLEY BUILDERS, INC.
10707 W. 135th St
Office: 985-927-2800

ORIGINAL ISSUE:
MAY 21, 2018
SHEET NO.
CC1

JOB NO. 1830

SCALE:
 1"=100' H
 1"=10' V



7-SE-18-C
 7-F-18-UR
 Revised: 6/26/2018

REVISIONS	
NO.	DATE DESCRIPTION
1	6/25/18 MPC COMM.

ROAD PROFILES
 BALL ROAD S/D
 T157 BALL ROAD
 ANOK COUNTY, TENNESSEE
 C.L. MAP OF CIVIL DISTRICT, 87, 87.01



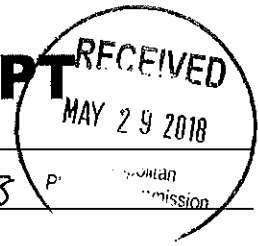
FOR REVIEW - NOT FOR CONSTRUCTION

W. SCOTT WILLIAMS & ASSOCIATES
 CIVIL ENGINEERING
 3901 BIRD CREEK DRIVE
 MEMPHIS, TN 38117
 901.521.1100
 www.williamsassoc.com

CLIENT:
WORLEY BUILDERS, INC.
 101 NEW 71ST ST
 MEMPHIS, TN 38117
 OFFICE: 901.521.2600

ORIGINAL ISSUE:
 MAY 21, 2018
 SHEET NO.
CC2
 JOB NO. 1830

SUBDIVISION - CONCEPT



Name of Applicant: Worley Builders, Inc.
 Date Filed: 5/29/18 Meeting Date: 7/12/18
 Application Accepted by: James Reed
 Fee Amount: 2660.00 File Number: Subdivision - Concept 7-SE-18-C
 Fee Amount: — Related File Number: Development Plan 7-F-18-UR

PROPERTY INFORMATION
 Subdivision Name: Ball Road S/D
 Unit/Phase Number: —
 General Location: Ball Rd. East of Intersection of Ball Camp (1,500 Ft.)
 Tract Size: 2.5, 2.86, 2.5 No. of Lots: 72
 Zoning District: A/I (PR Pending)
 Existing Land Use: AgforVac (1 & 7121), RR (7123)
 Planning Sector: Northwest County
 Growth Policy Plan Designation: Planned Growth
 Census Tract: 60.01
 Traffic Zone: 213
 Parcel ID Number(s): 09108603, 091087, 09108701
 Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER
 PLEASE PRINT
 Name: Ron Worley
 Company: Worley Builders, Inc.
 Address: po box 71022
 City: Knoxville State: TN Zip: 37938
 Telephone: 865-922-2600
 Fax: 865-922-2602
 E-mail: worleybuildersron@comcast.net

PROJECT SURVEYOR/ENGINEER
 PLEASE PRINT
 Name: Scott Williams
 Company: W. Scott Williams & Assoc.
 Address: 4530 Annalee Way
 City: Knoxville State: TN Zip: 37921
 Telephone: 865-692-9809
 Fax: 865-692-9809
 E-mail: wscottwill@comcast.net

AVAILABILITY OF UTILITIES
 List utility districts proposed to serve this subdivision:
 Sewer WKUD
 Water WKUD
 Electricity KUB
 Gas KUB
 Telephone AT+T

APPLICATION CORRESPONDENCE
 All correspondence relating to this application (including plat corrections) should be directed to:
 PLEASE PRINT
 Name: Scott Williams
 Company: W. Scott Williams & Assoc.
 Address: 4530 Annalee Way
 City: Knoxville State: TN Zip: 37921
 Telephone: 865-692-9809
 Fax: 865-692-9809
 E-mail: wscottwill@comcast.net

TRAFFIC IMPACT STUDY REQUIRED
 No Yes

USE ON REVIEW No Yes
 Approval Requested:
 Development Plans in Planned District or Zone
 Other (be specific): _____

VARIANCE(S) REQUESTED
 No Yes (If Yes, see reverse side of this form)

VARIANCES REQUESTED

1. Reduce horizontal tangent length between reverse curves to 11' from STA 1+74.01 to STA 1+85.32
Justify variance by indicating hardship: Shape of property

2. Reduce peripheral setback to 25' along lots 1-23 and 26
Justify variance by indicating hardship: Topography

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

to
STA
1+85.32

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Ron Worley

Address: po box 71022

City: Knoxville State: TN Zip: 37938

Telephone: 865-922-2600

Fax: 865-922-2602

Signature: *Ron Worley, Pres. Worley Builders, Inc.*

Date: 5-25-18

E-mail: Worleybuildersron@comcast.net