

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

▶ **FILE #:** 9-SF-18-C **AGENDA ITEM #:** 10  
 9-H-18-UR **AGENDA DATE:** 11/8/2018

POSTPONEMENT(S): 9/13/2018, 10/11/2018

▶ **SUBDIVISION:** LAUREL RIDGE - UNIT 3

▶ **APPLICANT/DEVELOPER:** BALL HOMES, LLC

OWNER(S): Ball Homes, LLC

TAX IDENTIFICATION: 103 105 & 106

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2521 Bryant Ln

▶ **LOCATION:** Southwest side of Bryant Ln., north of Hardin Valley Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek and Conner Creek

▶ **APPROXIMATE ACREAGE:** 16.1 acres

▶ **ZONING:** PR (Planned Residential) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land - PR (Planned Residential) / TO (Technology Overlay)  
 South: Residences and vacant land - PR (Planned Residential) / TO (Technology Overlay) & PR (Planned Residential)  
 East: Pellissippi State - BP (Business and Technology) / TO (Technology Overlay)  
 West: Laurel Ridge Subdivision under construction - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 45

SURVEYOR/ENGINEER: Ideal Engineering Solutions, Inc

ACCESSIBILITY: Access is via Blackberry Ridge Blvd., a local street with a 26' pavement width within a 50' right-of-way with access out to Hardin Valley Rd., a minor arterial street with a 3 lane street section within an 60' right-of-way (88' required).

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Road B at STA 7+61.35, from 250' to 125'.
2. Reverse curve tangent variance on Road B at STA 0+69.68, from 50' to 47.17'.
3. Reduction of the intersection right-of-way radius on the west side of the intersection of Blackberry Ridge Blvd. and Hardin Valley Rd., from 25' to 17.3'.

## STAFF RECOMMENDATION:

- ▶ **APPROVE** variances 1-3 because the site's topography and site features restrict compliance with the Subdivision Regulations and the proposed variances will not create a health or safety hazard.

### **APPROVE the Concept Plan subject to 13 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 (Ord 91-1-102).
3. Obtaining approval from Knox County Commission of the right-of-way/street closure for the portion of Bryant Ln. that extends into this property. This right-of-way must be closed and ownership transferred prior to submission of a final plat for this unit of the subdivision.
4. During the design plan stage of the subdivision, working out the details and timing with the Knox County Department of Engineering and Public Works of the turnaround improvements for the northern terminus of Bryant Ln. Access from Laurel Ridge Subdivision to Bryant Ln. shall be prohibited.
5. Revising the intersection grade for the street profile for Road F at Road B so that the sidewalk crosswalk does not exceed a 1% cross slope.
6. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
7. Implementation of the recommendations outlined in the Transportation Impact Study for Laurel Ridge - Phase 3 prepared by Ajax Engineering (revised on October 22, 2018) as approved by the Knox County Department of Engineering and Public Works.
8. Prior to the submission of a final plat for this unit of the subdivision, obtaining approval of and recording a final plat that: a) establishes the right-of-way intersection corner radii for the intersection of Blackberry Ridge Blvd. and Hardin Valley Rd.; and b) provides the right-of way that is needed between Lot 1 and the Common Area in Laurel Ridge Phase 1 of the subdivision that will connect with the right-of-way for Bellefonte Drive in Hardin Valley West Subdivision located to the east. This connection was a requirement under the original approval for this subdivision.
9. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
10. Obtaining all applicable permits from the Tennessee Department of Environment and Conservation (TDEC).
11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
12. On the final plat for this unit of the subdivision, include the line of sight easements across Lots 20 and 28 as required by the Knox County Department of Engineering and Public Works.
13. 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.

- ▶ **APPROVE the Development Plan for up to 45 detached dwelling units on individual lots, 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 Use on Review.

## COMMENTS:

The applicant is proposing to subdivide this 16.1 acre tract into 45 lots as an addition to the Laurel Ridge Subdivision which is currently under construction. This proposed phase of the subdivision will have a density of 2.795 du/ac. With this additional phase, there will be a total of 242 lots for the subdivision.

Access to the site is via Blackberry Ridge Blvd., a local street with access out to Hardin Valley Rd., a minor arterial street. There will be no access to this site from Bryant Ln. The Knox County Commission had approved the rezoning of this property to PR (Planned Residential) at a density of up to 3.06 du/ac on May 29,

2018.

An updated Transportation Impact Study was prepared for the Laurel Ridge - Phase 3 subdivision by Ajax Engineering (revised date of October 22, 2018). A copy of the Executive Summary is attached.

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

1. The proposed detached 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 development that has occurred in this area.
3. The proposed detached residential subdivision at a density of 2.795 du/ac, is consistent in use and density with the approved rezoning for the property.
4. With the recommended improvements identified in the revised Transportation Impact Study, traffic flow in the area should continue to function at acceptable levels.

#### 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 is in 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 minor arterial street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this area as being within a Mixed Use Special District which allows consideration of low density residential uses. The property was recently rezoned to PR (Planned Residential zoning with a density of up to 3.06 du/ac. The proposed subdivision at a density of 2.795 du/ac is consistent with the sector plan and approved zoning.
2. This 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.

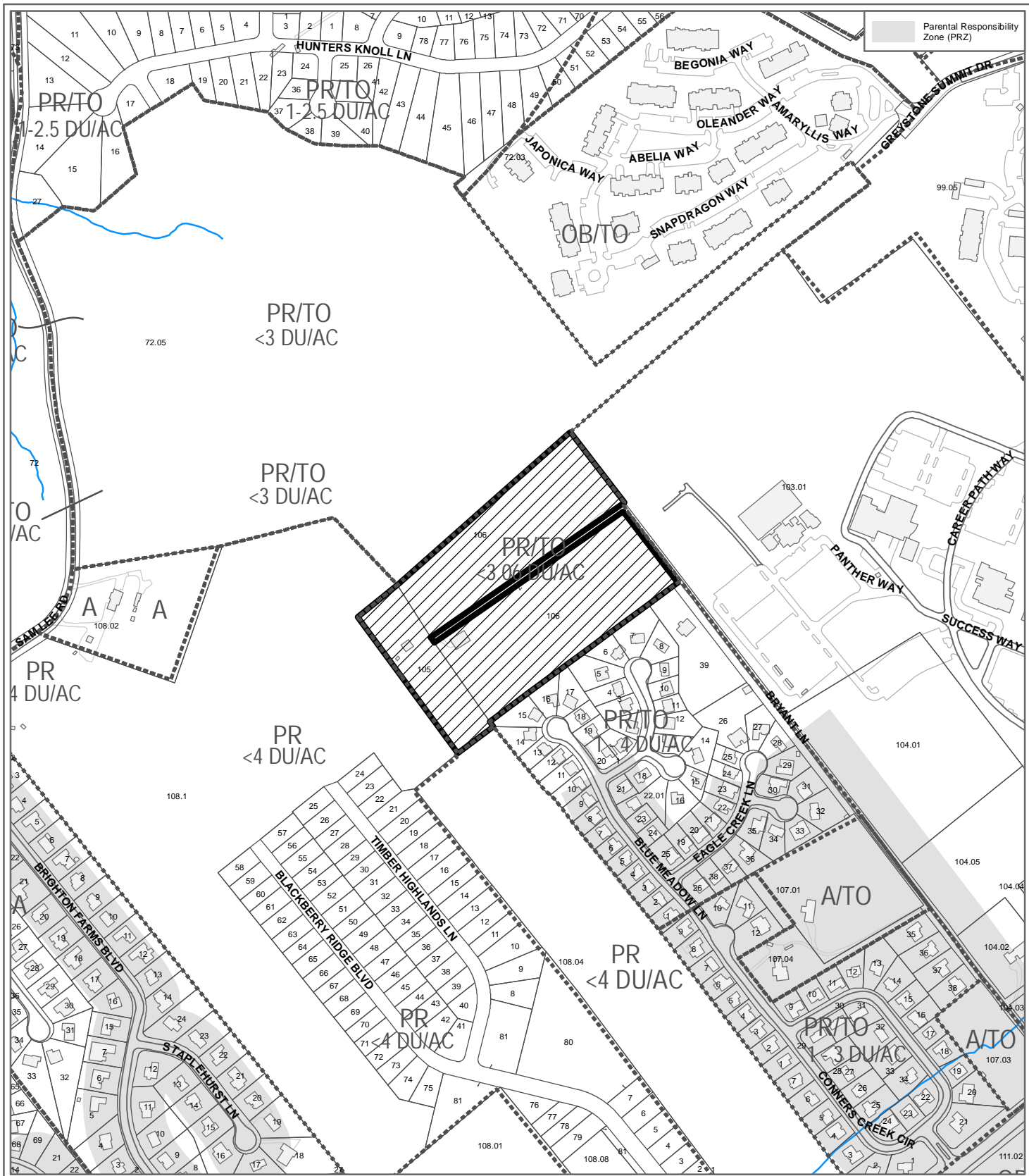
**ESTIMATED STUDENT YIELD:** 18 (public school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

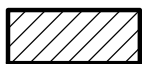
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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.



**9-SF-18-C / 9-H-18-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential) / TO (Technology Overlay)

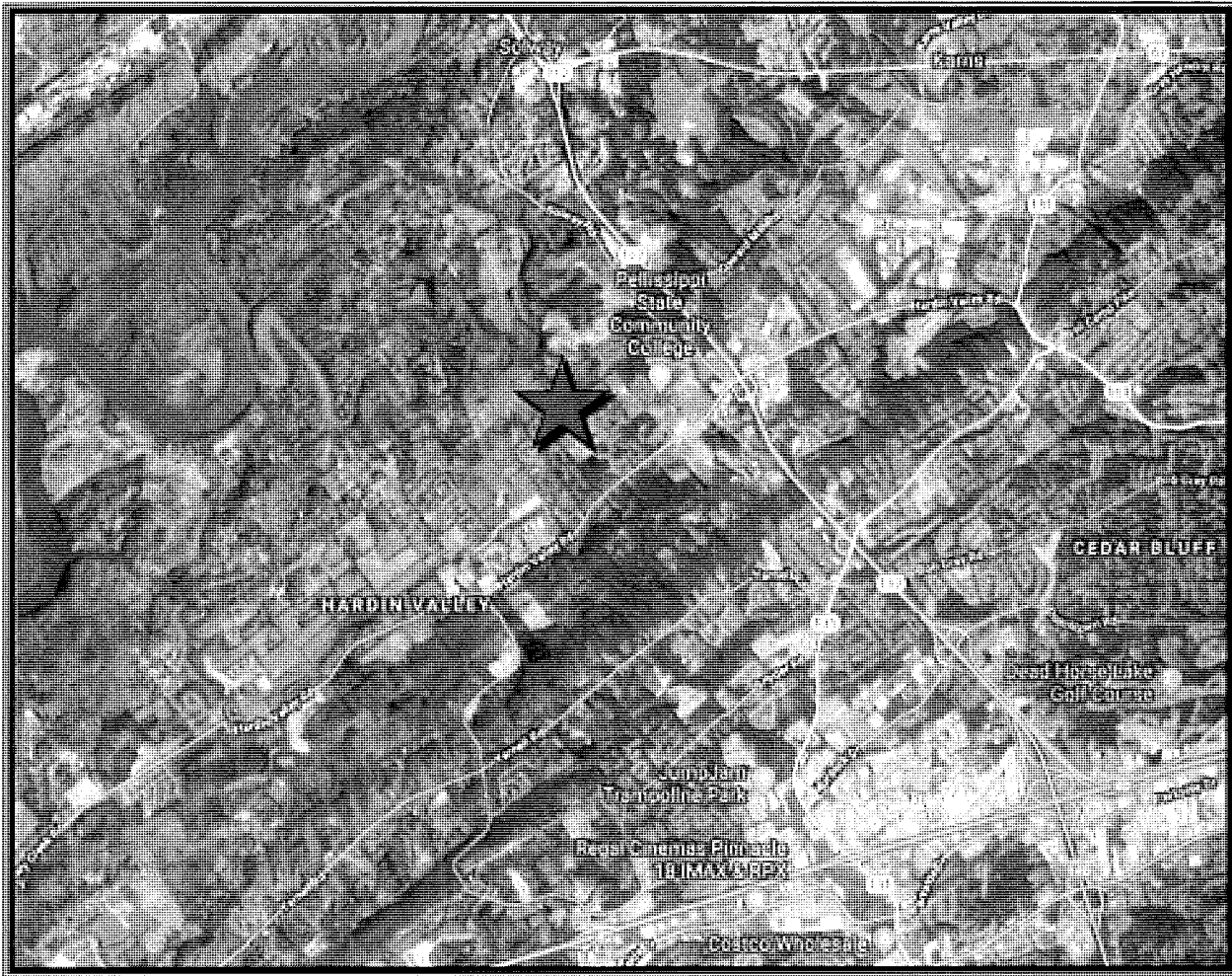
Original Print Date: 8/15/2018  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Ball Homes, LLC  
Laurel Ridge - Unit 3

Map No: 103  
Jurisdiction: County





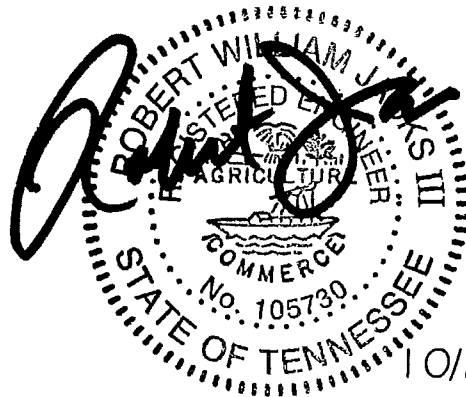
**TRANSPORTATION IMPACT STUDY**  
**LAUREL RIDGE - PHASE 3**  
**KNOX COUNTY, TENNESSEE**

RECEIVED  
 OCT 23 2018  
 Metropolitan  
 Planning Commission

-Prepared For-

Ball Homes, LLC  
 3609 Walden Drive  
 Lexington, KY 40517

-Prepared By-



10/22/18

9-SF-18-C  
 9-H-18-UR

Revised October 2018

## EXECUTIVE SUMMARY

### **Preface:**

Ball Homes, LLC is proposing a subsequent phase of an existing residential development that is currently under construction and is adjacent to Hardin Valley Road in west Knox County, TN. The name of this subsequent residential development is "Laurel Ridge – Phase 3". Phase 1 and Phase 2 of this residential development were originally approved in 2016 and dozens of homes have since been constructed in Phase 1 of the development. Phase 1 included 79 single-family residential detached lots and has nearly reached full build-out and occupancy. The infrastructure for Phase 2 is currently under construction and will eventually include 118 single-family residential detached lots. A concept plan for the final phase, Phase 3, is being submitted to allow for further residential home construction adjacent to Phase 2. Phase 3 will include an additional 45 single-family residential detached lots. The construction of all three phases will result in a total of 242 single-family residential detached lots. This report addresses the transportation impacts of all three phases of the Laurel Ridge residential development and will supersede the original transportation impact study that was produced in March of 2016 for only Phase 1 and 2. The purpose of this study is to determine and evaluate the potential impacts of the entire residential development on the adjacent transportation system. The study includes a review of the operating characteristics of the transportation system that will provide access to the proposed site. Recommendations and mitigation measures will be analyzed and offered where traffic operations have been estimated to be below traffic engineering standards.

### **Study Results:**

The findings of this study include the following:

- At full build-out, the Laurel Ridge residential development of all three phases with 242 single-family residential detached lots is expected to generate approximately 2,345 new trips on an average weekday. It is calculated that 177 of these new trips will occur during the AM peak hour and 238 trips in the PM peak hour at full build-out of the residential subdivision in the year 2022.
- When all phases in Laurel Ridge Subdivision are fully constructed and occupied in the year 2022, the intersection of Hardin Valley Road at Blackberry Ridge



Boulevard is anticipated to operate adequately in the peak hours for most of the intersection approaches with respect to vehicular delays. However, the southbound left turn movement at the intersection of Hardin Valley Road at Blackberry Ridge Boulevard was calculated to operate at a poor Level of Service (LOS) during the AM peak hour in the projected conditions in the year 2022. In the AM peak in the year 2022, southbound left turns are projected to operate at LOS E. The intersection of Hardin Valley Road at Blackberry Ridge Boulevard was analyzed to determine if traffic signal warrants could be met justifying a traffic signal based on the projected volumes. It was calculated that the intersection could possibly meet warrants for traffic signalization in the future projected conditions.

**Recommendations:**

The following recommendations are listed here and offered based on the study analyses:

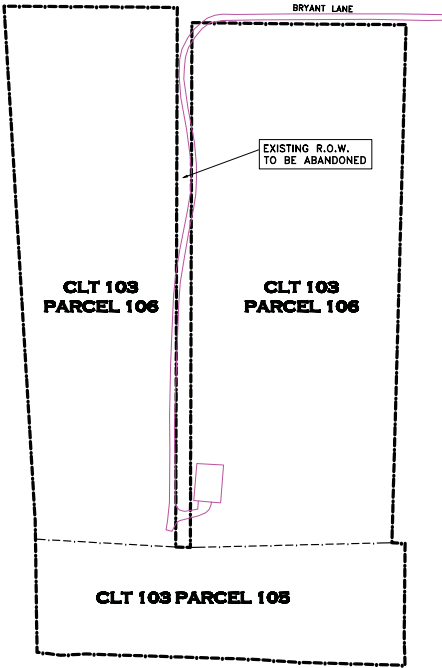
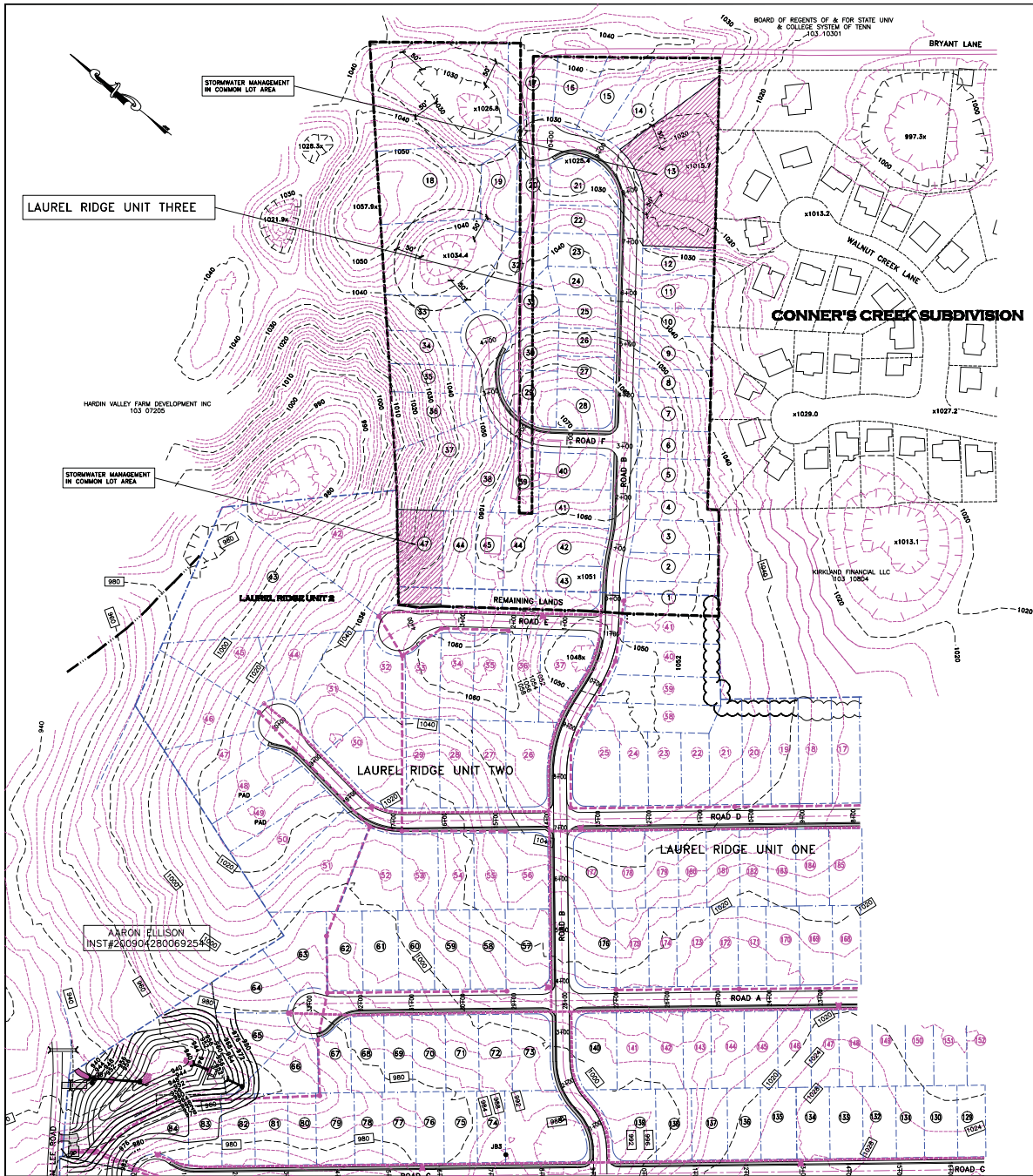
- The recently constructed exclusive westbound right turn lane at the intersection of Hardin Valley Road at Blackberry Ridge Boulevard needs to be re-stripped and the turn lane delineated to separate it from the westbound through lane on Hardin Valley Road.
- The southbound approach of Blackberry Ridge Boulevard needs the installation of pavement markings. These pavement markings include white cross-walk markings, a 24" white stop bar, and white turn arrow markings. Additionally, the southbound approach will need to be striped for a minimum of 200 feet with white lane lines to delineate separate left turn and right turn lanes. These lanes will need to be 10 feet in width at a minimum. If the recently constructed southbound road section does not currently provide these minimum widths for a total length of 200 feet, modifications to the landscaped median may be required to accommodate these lane widths.
- It is projected that by the end of the year 2021, due to the rapidly increasing traffic growth on Hardin Valley Road and based on the projected traffic volumes, the intersection of Hardin Valley Road at Blackberry Ridge Boulevard could potentially meet warrants for traffic signalization. As the Laurel Ridge Subdivision is being constructed, this intersection will need to be monitored

and traffic counts conducted to determine whether a traffic signal could be justified at this intersection at some point in the future. This will require coordination with Knox County and their efforts to reduce congestion on Hardin Valley Road. This coordination will need to be included in the Knoxville/Knox County Metropolitan Planning Commission's (MPC) upcoming Hardin Valley Mobility Study.

- If a traffic signal is constructed for the intersection of Hardin Valley Road at Blackberry Ridge Boulevard, the traffic signal design will also require controlling the traffic movements of Berrywood Drive. Berrywood Drive is located approximately 120 feet to the east of Blackberry Ridge Boulevard and intersects Hardin Valley Road from the south. Berrywood Drive is the sole ingress/egress point for 74 homes in a residential subdivision to the south of Laurel Ridge Subdivision. The traffic signal design will involve both subdivision entrances operating as offset signalized t-intersections. For this design to work properly and safely at this location, the southbound turning movements on Blackberry Ridge Boulevard and the northbound turning movements on Berrywood Drive would need to be designed with split phase timing where the southbound and northbound movements from each street would have separate green signal phases.
- The existing continuous center two-way left turn lane on Hardin Valley Road should be re-stripped to accommodate the recently constructed intersection with the new left turning movements into the development. The existing pavement markings for the continuous center turn lane should be converted into a pavement marking scheme that delineates an exclusive left turn lane into the subdivision or as determined by Knox County Engineering.
- An inter-subdivision road connection between Laurel Ridge Subdivision and another residential subdivision to the east by Vertex Development is currently under construction and is stipulated as a condition of Knox County approval. This road connection will provide secondary access for both residential developments.
- All the remaining phases (Phase 2 and 3) of Laurel Ridge should construct sidewalks at a minimum of one side of each roadway. The sidewalks should be 5 feet in width and have ADA compliant ramps at all intersections.



- An existing road, Bryant Lane, will need to be terminated prior to the limits of Laurel Ridge - Phase 3 and include constructing a cul-de-sac. This cul-de-sac should meet Knox County standards and guidelines. Access to Bryant Lane from Phase 3 of Laurel Ridge should be prohibited.
- The Laurel Ridge Subdivision internally should include design elements with the appropriate sight distance and appropriate road signage.



PROPERTY DETAIL  
SCALE: 1"=100'



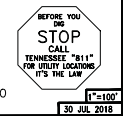
**VICINITY MAP**  
NOT TO SCALE

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE 811 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
  - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SOLE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
  - BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
  - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
  - DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

- PROPERTY NOTES:**
- TOTAL AREA = 14.1 ACRES
  - CLT 103 PARCELS 105 & 106
  - DENSING: PM 4.0 DU/ACRE
  - PROPOSED NUMBER OF LOTS: 45
  - 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED ZERO LOT LINE.
  - ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
  - TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
  - ALL DRIVEWAY GRADES MUST BE LESS THAN 15% AND ACCOMPANIED BY SIDEWALK AT NO MORE THAN 2% CROSS SLOPE.

- SETBACKS:**
- FRONT: 30 FT.  
SIDE: 5 FT.  
REAR: 25 FT.

- UTILITIES:**
- WATER: WEST KNOX UTILITY DISTRICT  
SEWER: WEST KNOX UTILITY DISTRICT  
ELECTRIC: LEXINGTON CITY UTILITIES BOARD  
SOLID WASTE: PRIVATE HAULER  
TELEPHONE: AT&T



**SHEET THREE**  
**OVERALL SITE PLAN**  
**1"=100'**  
**LAUREL RIDGE - UNIT THREE**  
**KNOX COUNTY, TENNESSEE**

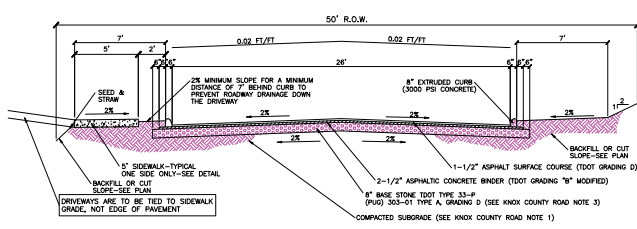
Prepared For:  
Ball Homes, LLC  
3609 Walden Drive  
Lexington, Kentucky 40517  
(859) 514-3486

Planning Agency:  
Knoxville-Knox County MPC  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
(865) 215-2500

**IDEAL ENGINEERING SOLUTIONS INCORPORATED**  
Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575



**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 ACC Manual of Accident Prevention in Construction to protect life, property, or works to avoid excessively wide cuts in unstable material.  
**SOIL SHAKES SHALL BE AVOIDED BY**

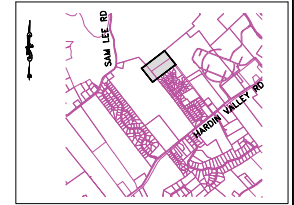
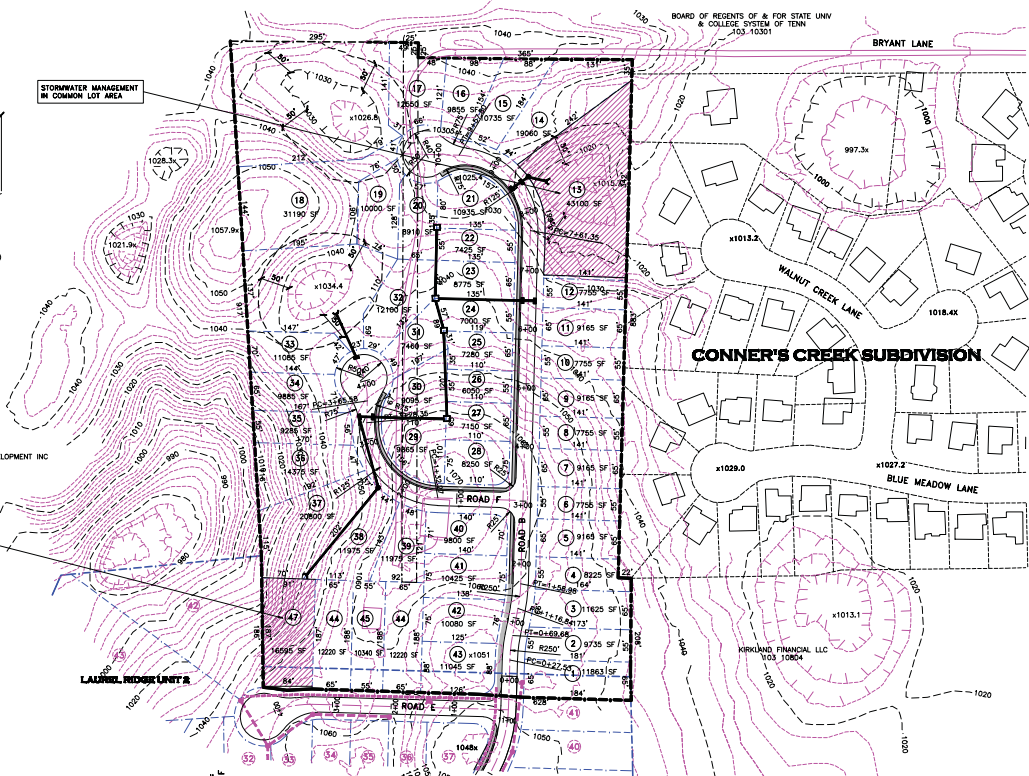


**PROPERTY NOTES:**

- REVISE UNIT 2 LOT 41 TO INCORPORATE PORTION INTO UNIT 3 LOT 1
- REMAINING LAND OF UNIT 2 INCORPORATED INTO LOTS 43 - 47 OF UNIT 3
- CLOSURE OF EXISTING R.O.W. OF BRYANT LANE THROUGH PROPERTY

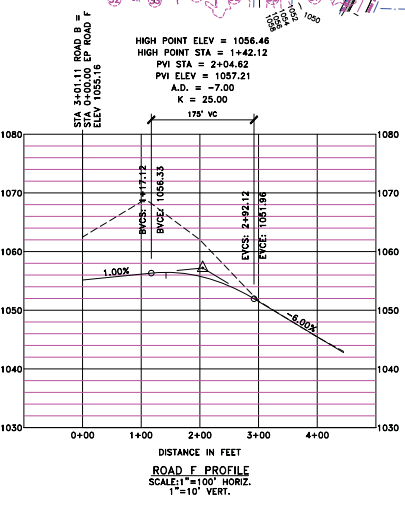
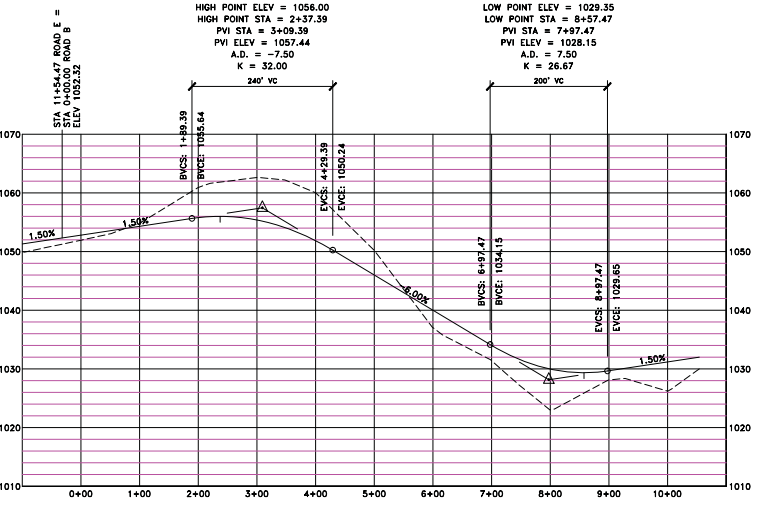
STORMWATER MANAGEMENT IN COMMON LOT AREA

STORMWATER MANAGEMENT IN COMMON LOT AREA

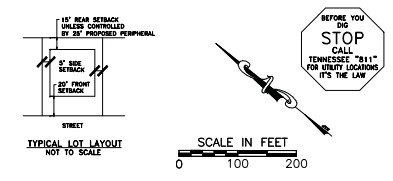


- GENERAL NOTES:**
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  2. ACTIVITIES FOR UTILITIES LOCATION.
  3. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
  4. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
  5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING SIZES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
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  2. CLT 103 PARCEL 106
  3. ZONING: PE A.O. R/VA/CACRE
  4. PROPOSED NUMBER OF LOTS: 45
  5. 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED ZERO LOT LINE.
  6. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
  7. TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS
  8. ALL DRIVEWAY GRADES MUST BE LESS THAN 15% AND ACCOMMODATE SIDEWALK AT NO MORE THAN 2% CROSS SLOPE.
- REQUESTED VARIANCES:**
1. HORIZONTAL CURVE VARIANCE ON ROAD B 250' TO 125' AT STA 7+81
  2. HORIZONTAL CURVE VARIANCE ON ROAD F 250' TO 125' AT STA 1+32

- LEGEND:**
- PROPOSED DRAINAGE LINE
  - PROPOSED CATCH BASIN
  - PROPOSED JUNCTION BOX
- SETBACKS:**
- FRONT: 30 FT.
  - SIDE: 5 FT.
  - REAR: 25 FT.
- UTILITIES:**
- WATER: WEST KNOX UTILITY DISTRICT
  - SEWER: WEST KNOX UTILITY DISTRICT
  - ELECTRIC: KNOX CITY UTILITIES BOARD
  - SOLID WASTE: PRIVATE HAULER
  - TELEPHONE: AT&T



9-SF-18-C / 9-H-18-UR



**CERTIFICATION OF CONCEPT PLAN**

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

*W. D. Campbell* TN PE 22540



**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 ACC Manual of Accident Prevention in Construction to protect life, property, or works to avoid excessively wide cuts in unstable material.

SOIL BAILS SHALL BE AWARDED BY

**SHEET TWO**  
30 JUL 2018

**CONCEPT PLAN**  
**LAUREL RIDGE - UNIT THREE**  
KNOX COUNTY, TENNESSEE

Prepared For:

Ball Homes, LLC  
3609 Walden Drive  
Lexington, Kentucky 40517  
(859) 514-3486

Planning Agency:

Knoxville-Knox County MPC  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
(865) 215-2500

**IDEAL ENGINEERING SOLUTIONS INCORPORATED**

Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575

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# SUBDIVISION - CONCEPT



Name of Applicant: Ball Homes, LLC  
Date Filed: 7/30/18 Meeting Date: 9/13/18  
Application Accepted by: M. Payne  
Fee Amount: 1,910<sup>00</sup>/100 File Number: Subdivision - Concept 9-5F-18-C  
Fee Amount: 7K Related File Number: Development Plan 9-H-18-UR

**PROPERTY INFORMATION**

Subdivision Name: Laurel Ridge Unit 3

Unit/Phase Number: Unit 3

General Location: Hadiyally @ Blackberry Ridge

Tract Size: \_\_\_\_\_ No. of Lots: 47

Zoning District: RR 4.0

Existing Land Use: Undeveloped

Planning Sector: DW

Growth Policy Plan Designation: \_\_\_\_\_

Census Tract: 59.07

Traffic Zone: 227

Parcel ID Number(s): 103 105  
103 106

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 6th District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: \_\_\_\_\_

Company: Ball Homes, LLC

Address: 1914 Pinnacle Park Way

City: Knox State: TN Zip: 37922

Telephone: 065 062-4774

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**PROJECT SURVEYOR/ENGINEER**

PLEASE PRINT

Name: David Campbell  
Ideal Engineering

Company: Ideal Engineering

Address: 325 Wooded Lane

City: Knox State: TN Zip: 37922

Telephone: 065 755-3575

Fax: \_\_\_\_\_

E-mail: dcamp44@tds.net

**AVAILABILITY OF UTILITIES**

List utility districts proposed to serve this subdivision:

Sewer: West Knox UD

Water: West Knox UD

Electricity: LCUB

Gas: KUB

Telephone: AT&T

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: David Campbell

Company: \_\_\_\_\_

Address: 325 Wooded Lane

City: Knox State: TN Zip: 37922

Telephone: 065 755-3575

Fax: \_\_\_\_\_

E-mail: dcamp44@tds.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. Horizontal Curve 250' to <sup>125'</sup> ~~180'~~ STA 7461  
Justify variance by indicating hardship:

Property shape constraint

2. Horizontal Curve 250' to 125' 1732  
Justify variance by indicating hardship:

Property shape constraint

3. Property shape constraint  
Justify variance by indicating hardship:

4. Property shape constraint  
Justify variance by indicating hardship:

5. Property shape constraint  
Justify variance by indicating hardship:

6. Property shape constraint  
Justify variance by indicating hardship:

7. Property shape constraint  
Justify variance by indicating hardship:

**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: David Campbell

Address: 325 Wooded Lane

City: Knox State: TN Zip: 37922

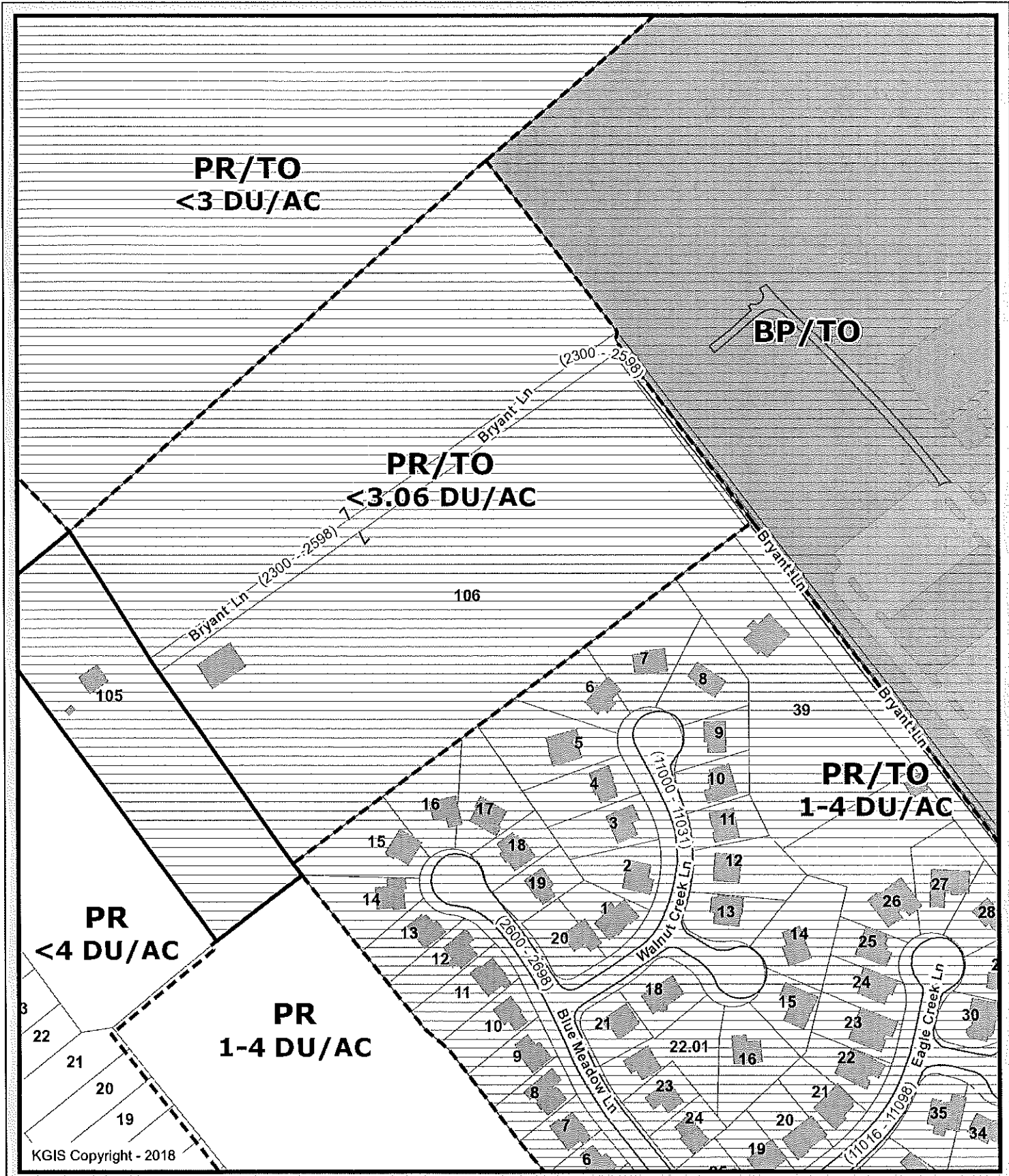
Telephone: 605 755-3575

Signature: [Signature]

Fax: \_\_\_\_\_

Date: 7/30/10

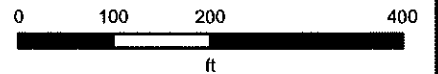
E-mail: dcamp44@tds.net



Letter Portrait



Printed: 7/30/2018 at 3:59:56 PM



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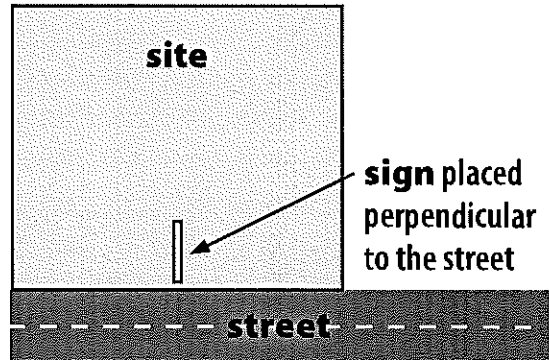
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

August 29, 2018 and September 4, 2018  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: [Signature]

Printed Name: David Campbell

Phone: 605 755-3575 Email: dcamp44@tds.net

Date: 7/30/18

MPC File Number: \_\_\_\_\_

9-SF-18-C\_9-H-18-UR\_PP\_10-11-18



Tom Brechko <tom.brechko@knoxmpc.org>



#15 Lauel Ridge Unit 3 Ball Homes

1 message

Arthur G. Seymour, Jr. <ajseymour@fmsllp.com>  
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>  
Cc: Buddy Goodwin <bgoodwin@ballhomes.com>, Ryan Hickey <rhickey@ballhomes.com>

Thu, Oct 4, 2018 at 4:44 PM

Please postpone to the next meeting

- request 30 days -

Thanks

Arthur G. Seymour, Jr. Attorney



550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901  
phone: 865.546.9321 | fax: 865.637.5249 | email: ajseymour@fmsllp.com



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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)

# Request to Postpone • Table • Withdraw

Name of Applicant: Laurel Ridge - Ball Homes,  
AS IT APPEARS ON THE CURRENT MPC AGENDA  
Original File Number(s): 9-SF-18-C & 9-H-18-UR LLC  
Date Scheduled for MPC Review: 9-13-18  
Date Request Filed: 8-21-18 Request Accepted by: A. Michienzi

### REQUEST

**Postpone**

Please postpone the above application(s) until:

October 11, 2018

DATE OF FUTURE MPC PUBLIC MEETING

**Table**

Please table the above application(s).

**Withdraw**

Please withdraw the above application(s).

**State reason for request:**

updated traffic study

**Eligible for Fee Refund?**  Yes  No

Amount: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

### APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT  
Name: Arthur G. Seymour, Jr.

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### PLEASE NOTE

Consistent with the guidelines set forth in MPC's  
*Administrative Rules and Procedures*.



### POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

### TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

### WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.