

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

▶ **FILE #:** 9-SF-18-C **AGENDA ITEM #:** 19
 9-H-18-UR **AGENDA DATE:** 9/13/2018

▶ **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:** NA

STAFF RECOMMENDATION:

▶ **POSTPONE** the Concept Plan application until the October 11, 2018 MPC meeting as requested by the applicant.

The applicant has requested the postponement to allow time to complete the required Traffic Impact Study.

- **POSTPONE the Use on Review application until the October 11, 2018 MPC meeting as requested by the applicant.**

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. 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.

ESTIMATED TRAFFIC IMPACT: 2337 (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.

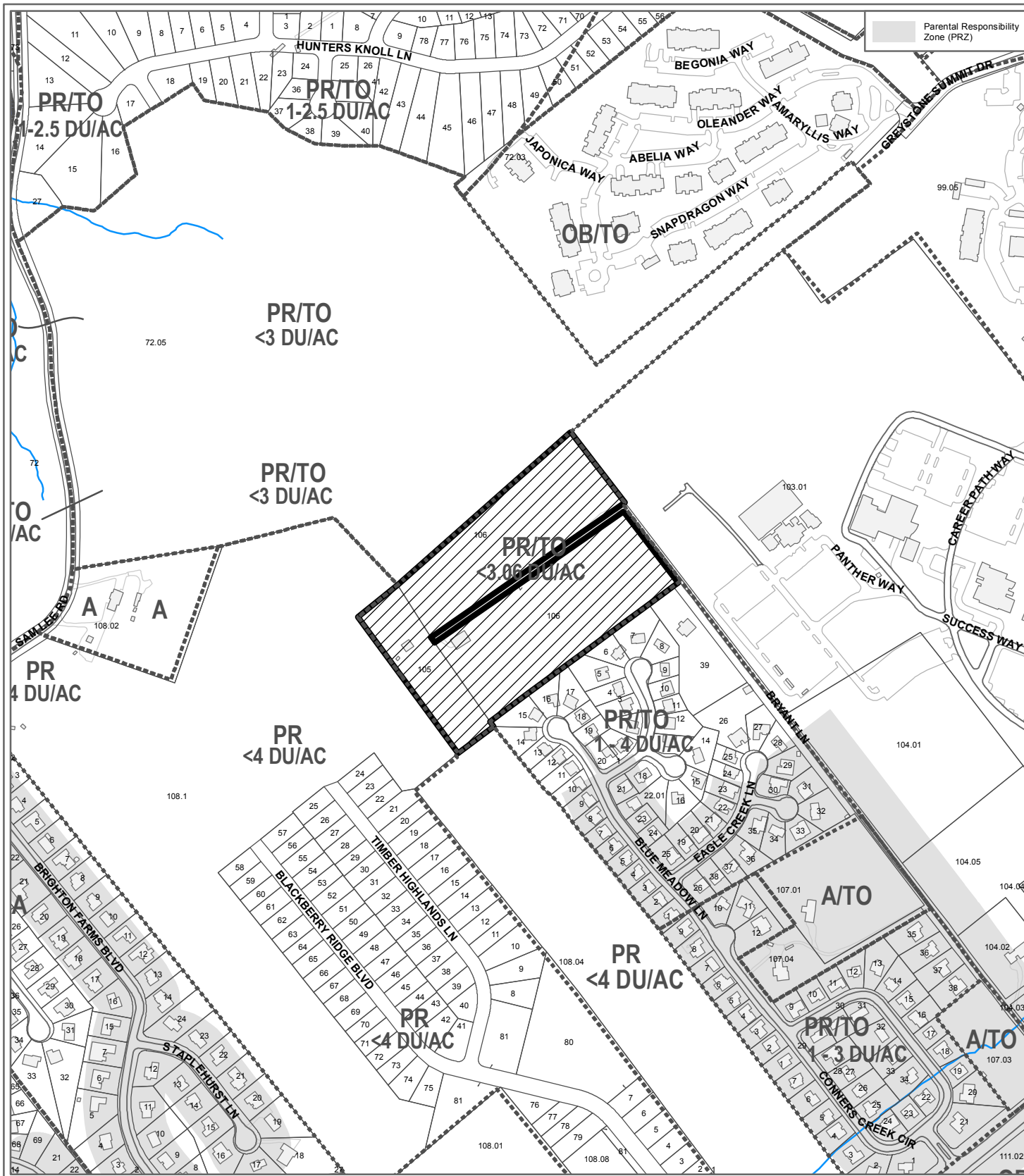
ESTIMATED STUDENT YIELD: 18 (public school children, ages 5-18 years)

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

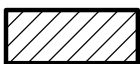
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development.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



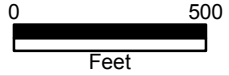
Detached Residential Subdivision in PR (Planned Residential) / TO (Technology Overlay)

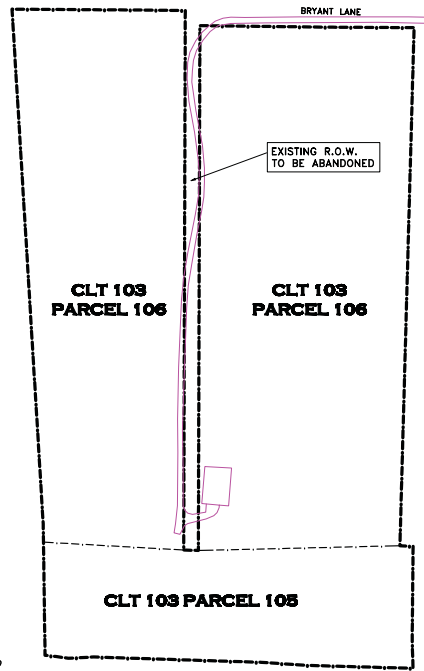
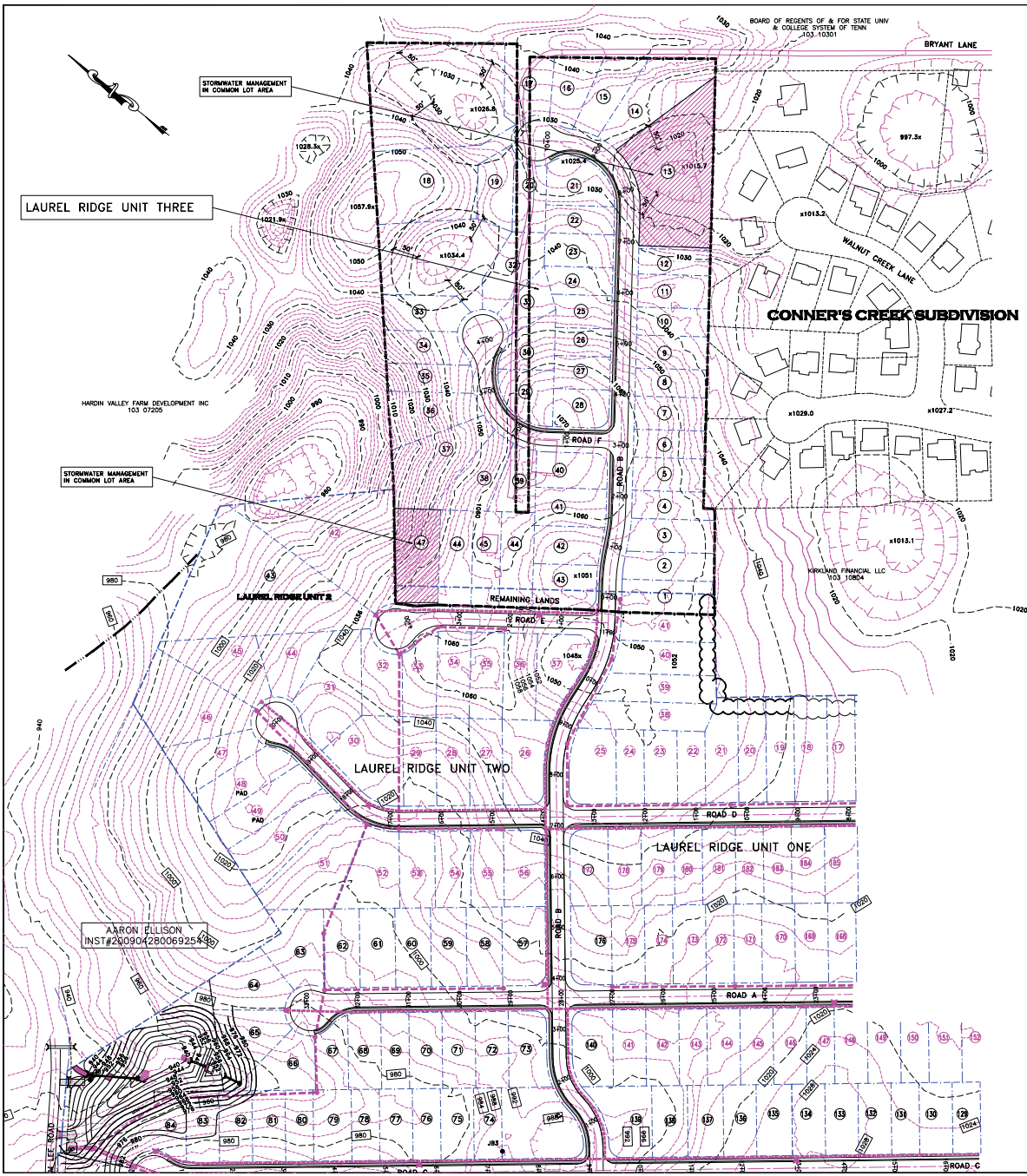
Original Print Date: 8/15/2018
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

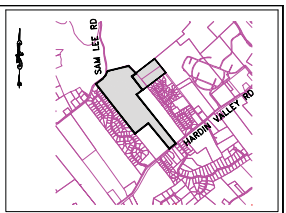
Petitioner: Ball Homes, LLC
 Laurel Ridge - Unit 3

Map No: 103
 Jurisdiction: County





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 ACTIVITIES FOR UTILITIES LOCATION.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 - BACK FILL MUST BE PLACED AND COMPACTED TO SIX (6) 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 = 18.1 ACRES
 - CLT 103 PARCELS 105 & 106
 - ZONING: PM A-2 SUBURBAN
 - PROPOSED NUMBER OF LOTS: 45
 - LOT DRAINAGE AND UTILITY EXISTENCE INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED TIE-ROD LINES
 - ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
 - TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS
 - ALL DIVERSITY GRADES MUST BE LESS THAN 10% AND ACCOMMODATE SIDEWALK AT NO MORE THAN 2% CROSS SLOPE.

- SETBACKS:**
- FRONT: 20 FT.
 - SIDE: 8 FT.
 - REAR: 25 FT.

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



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

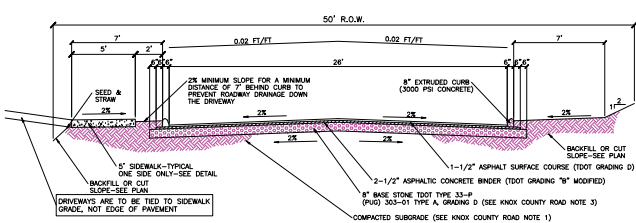
Prepared For:
Ball Homes, LLC
3609 Walden Drive
Lexington, Kentucky 40517
(859) 514-3486

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 work to avoid unnecessarily wide cuts in unstable material.
OSHA RULES SHALL BE ABIDED BY



KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE

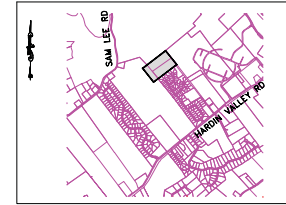
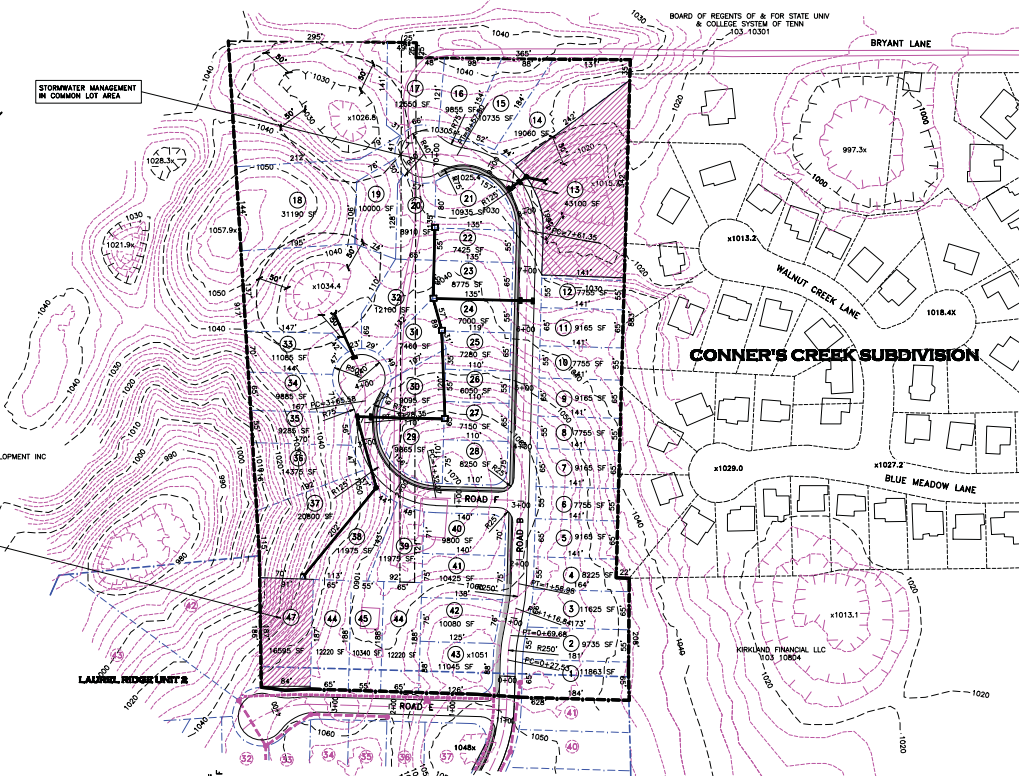
PROPERTY NOTES:

- 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

HARDIN VALLEY FARM DEVELOPMENT INC
103 07205

STORMWATER MANAGEMENT IN COMMON LOT AREA

STORMWATER MANAGEMENT IN COMMON LOT AREA



VICINITY MAP WITH SCALE

GENERAL NOTES:

1. 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.
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 SIX (6) STANDARD PROCTOR PROPS TO UTILITY INSTALLATION.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3572.
6. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
7. 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.
8. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

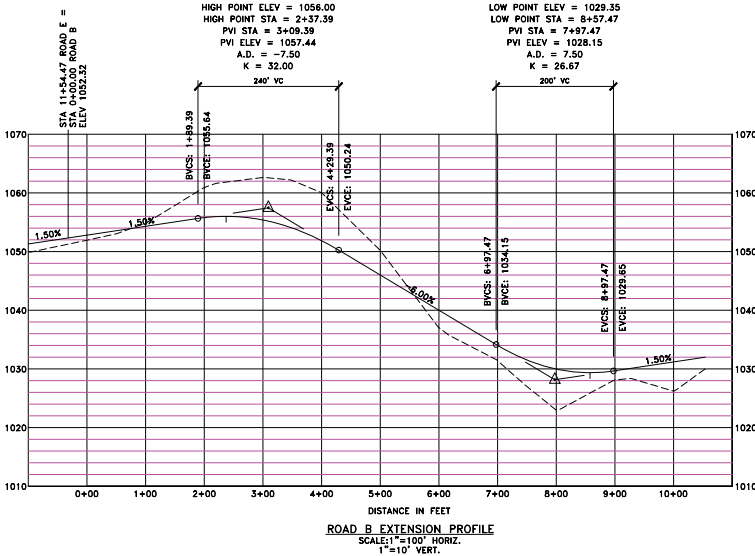
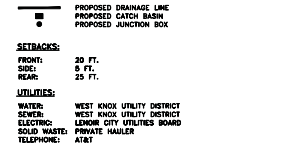
PROPERTY NOTES:

1. TOTAL AREA = 18.1 ACRES
2. CL# 103 PARCEL 100
3. ZONING: PW A-2 SUBURBAN
4. PROPOSED NUMBER OF LOTS: 45
5. LOT DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERNAL LOT LINES. EXCESS LENGTH PROPOSED ZERO (0) FEET.
6. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
7. TRAFFIC CALMS AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
8. ALL DRIVEWAY GRADES MUST BE LESS THAN 10% AND ACCOMMODATE SIDEWALK AT NO MORE THAN 2% CROSS SLOPE.

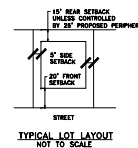
REQUESTED VARIANCES:

1. HORIZONTAL CURVE VARIANCE ON ROAD B 250' TO 125' AT STA 7+61.
2. HORIZONTAL CURVE VARIANCE ON ROAD F 250' TO 125' AT STA 1+32.

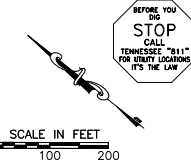
LEGEND:



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



TYPICAL LOT LAYOUT NOT TO SCALE



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 IDENTIFIED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

D. Campbell TN PE 22540



NOTE:
 CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY 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 unnecessary side cuts in unstable material.
 OSHA RULES SHALL BE ABIDED BY

30 JUL 2018
SHEET TWO

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

KNOXVILLE-KNOX COUNTY
M P C
 METROPOLITAN
 PLANNING
 COMMISSION
 TENNESSEE
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

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: 1,910⁰⁰/100 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 ~~180~~¹²⁵' STA 7461
Justify variance by indicating hardship:

Property shape constraint

2. Justify variance by indicating hardship:

Horizontal Curve 250' to 125' 1732

3. Justify variance by indicating hardship:

Property shape constraint

4. Justify variance by indicating hardship:

5. Justify variance by indicating hardship:

6. Justify variance by indicating hardship:

7. 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

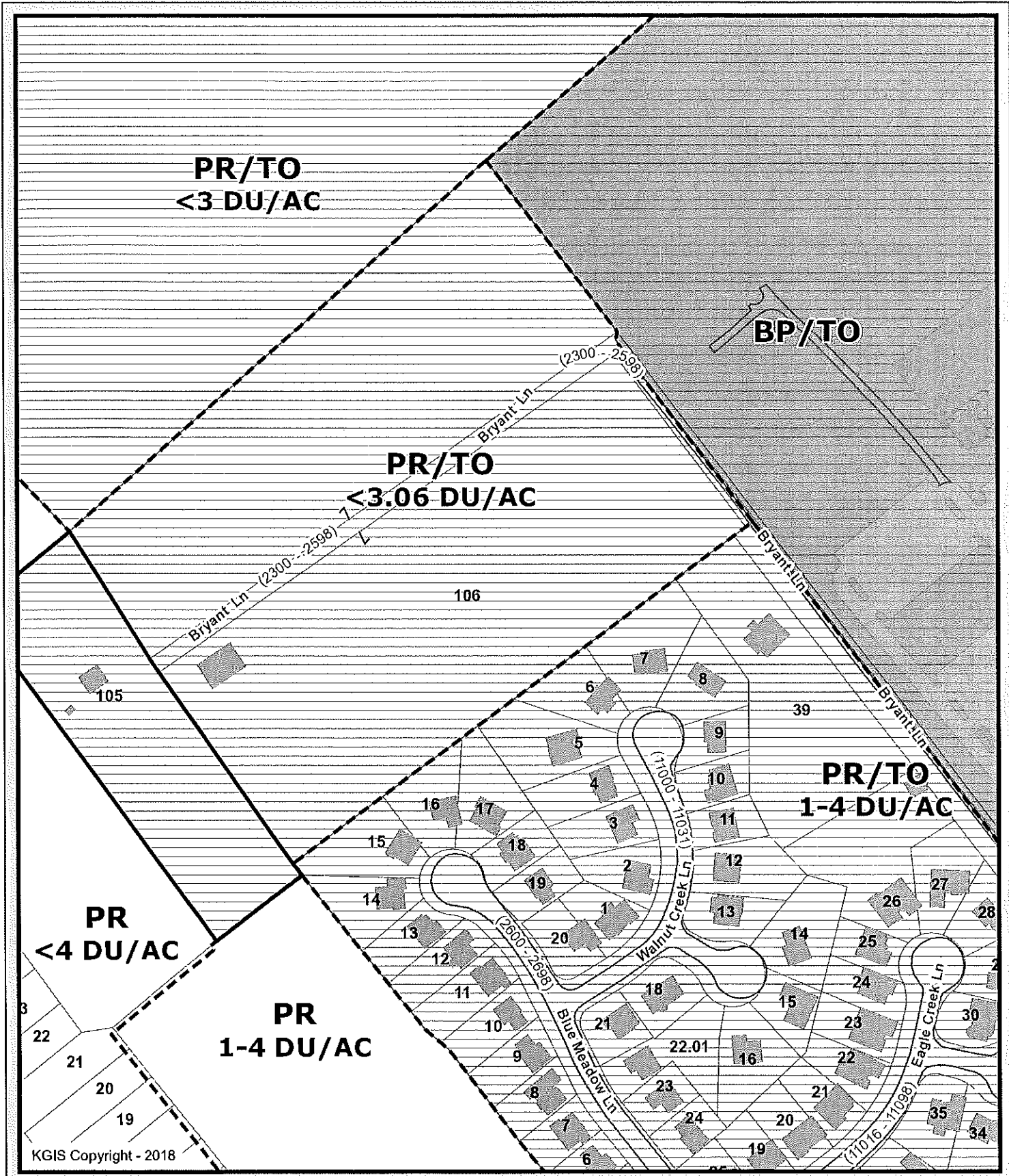
Telephone: 605 755-3575

Signature: [Signature]

Fax: _____

Date: 7/30/18

E-mail: dcamp44@tds.net

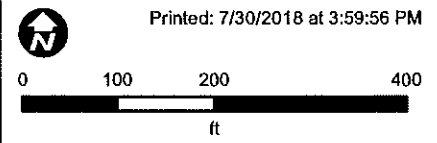


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Letter Portrait

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

Knoxville - Knox County - KUB Geographic Information System



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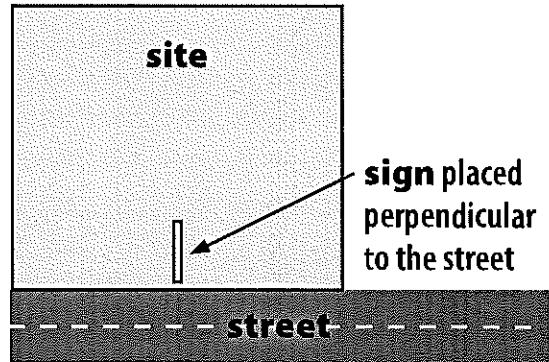
REQUIRED SIGN POSTING AGREEMENT

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: _____

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.