



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 1-SD-20-C
1-H-20-UR

AGENDA ITEM #: 21
AGENDA DATE: 1/9/2020

▶ **SUBDIVISION:** CROSSGATE

▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN

OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 104 06901 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 8813 Ball Camp Pk.

▶ **LOCATION:** North side of Ball Camp Pk., northeast of Middlebrook Pk., south of Daybreak Dr.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 4.29 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: The area consists primarily of large lot agricultural zoned properties. The property is located within 1200 feet of the intersection of Ball Camp Pike and Middlebrook Pike and is within the Parental Responsibility Zone of Ball Camp Elementary.

▶ **NUMBER OF LOTS:** 15

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Ball Camp Pike, a minor arterial with a 20' pavement width within 112' of right-of-way. This section of Ball Camp Pike is also part of the non-built portion of the Schaad Road extension.

▶ **SUBDIVISION VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 9 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Any proposed lot that has frontage with a portion of the new internal road that will be reconstructed (raised) as part of the Schaad Road improvements shall not be platted until after the Schaad Road improvements are completed in front of the subject property (approximately Lots 1-4 and 13-15). Exceptions to this can be

considered for approval by the Planning Commission during final plat review if the Knox County Department of Engineering and Public Works determines a lot(s) will not be negatively impacted by the reconstruction (raising) of the new internal road.

4. Moving the detention area (shown on Lot 1) out of the Schaad Road slope easement that extends approximately 30 feet into the property from the right-of-way line.
5. Prior to obtaining a design plan approval for the subdivision, submitting documentation to the Knox County Department of Engineering and Public Works and Planning Commission Staff that shows an adequate building site meeting required setbacks is available on Lot 1. If the lot cannot comply with this condition it will have to be combined with the adjoining lot on the final plat submitted to the Planning Commission or Planning Commission Staff for approval.
6. Placing a note on the final plat that vehicular access for all lots shall be limited to the internal road system only.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
9. Obtaining approval from Knox County Commission to rezone the property to Planned Residential (PR) with a density that allows the development as proposed (Planning Commission recommended approval of up to 5 du/ac).

► **APPROVE the development plan for up to 15 detached dwellings on individual lots and reduction of the peripheral setback from 35' to 25 feet for lots 1-2 and to 30 feet for lots 7-9 as identified on the Concept Plan, 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 of a Concept Plan and a Use-on-Review.

COMMENTS:

The proposed subdivision includes 15 lots for detached residential houses on 4.29 acres at a density of 3.6 dwelling units per acre. The subdivision will have access to Ball Camp Pike which is being improved by Knox County and will become part of Schaad Road. The design plan for Schaad Road shows the road elevation being raised approximately 10 feet along the frontage of the subject property and Knox County previously purchased grading and permanent drainage easements along the frontage. The detention pond proposed on lot 1 will need to be moved further to the north, or a new location, because there is a slope easement for Schaad Road that extends approximately 30 feet into the property from the ROW line. Lot 1 may need to be eliminated or shifted further to the north to create a suitable building area.

According to the Concept Plan, it appears lots 1-3 and 15 will be below the Schaad Road elevation (1,001.7 feet). The finished floor elevation of all houses in the subdivision must be 1-foot higher than the crest of Schaad Road. If the subdivision is developed before Schaad Road is complete, the first 300-350 feet of the new road will need to be reconstructed (raised) to correctly transition the vertical curve of the street which will also impact lots 4, 13, and 14. Constructing houses on these lots before Schaad Road is completed and the new internal road raised will be challenging. Planning and Knox County Engineering and Public Works Staff are recommending condition (#3) that states Lots 1-4 and 13-15 cannot be platted until after the Schaad Road improvements are complete in front of the subject property. If the Concept Plan is approved, the developer can seek design plan approval and platting of the property within 3 years and can request a 2 year extension of the Concept Plan if necessary. This should provide adequate time for Schaad Road to be completed based on the current construction timeline.

The property is within the Ball Camp Elementary parental responsibility zone which would normally require sidewalks to be installed within the subdivision and potentially along the external road frontage. This proposal does not have sidewalks internal or external to the development because the sidewalk policy that is pending final approval by County Commission would not require internal sidewalks and the Schaad Road improvements will include sidewalks.

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 utilities are available to serve this site.
2. The future road improvements for Schaad Road will include sidewalks along the front of the property and

will provide access to Ball Camp Elementary which is only a short distance away.

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

1. With the stated conditions and approval from Knox County Commission to rezone the property to PR at a density that allows the proposed density, the detached residential subdivision meets the standards for development within a PR (Planned Residential) 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 use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 3.6 du/ac, the proposed subdivision is consistent with the Sector Plan. If approved as recommended by the Planning Commission, the PR zoning for this site will allow a density up to 5.0 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 182 (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.

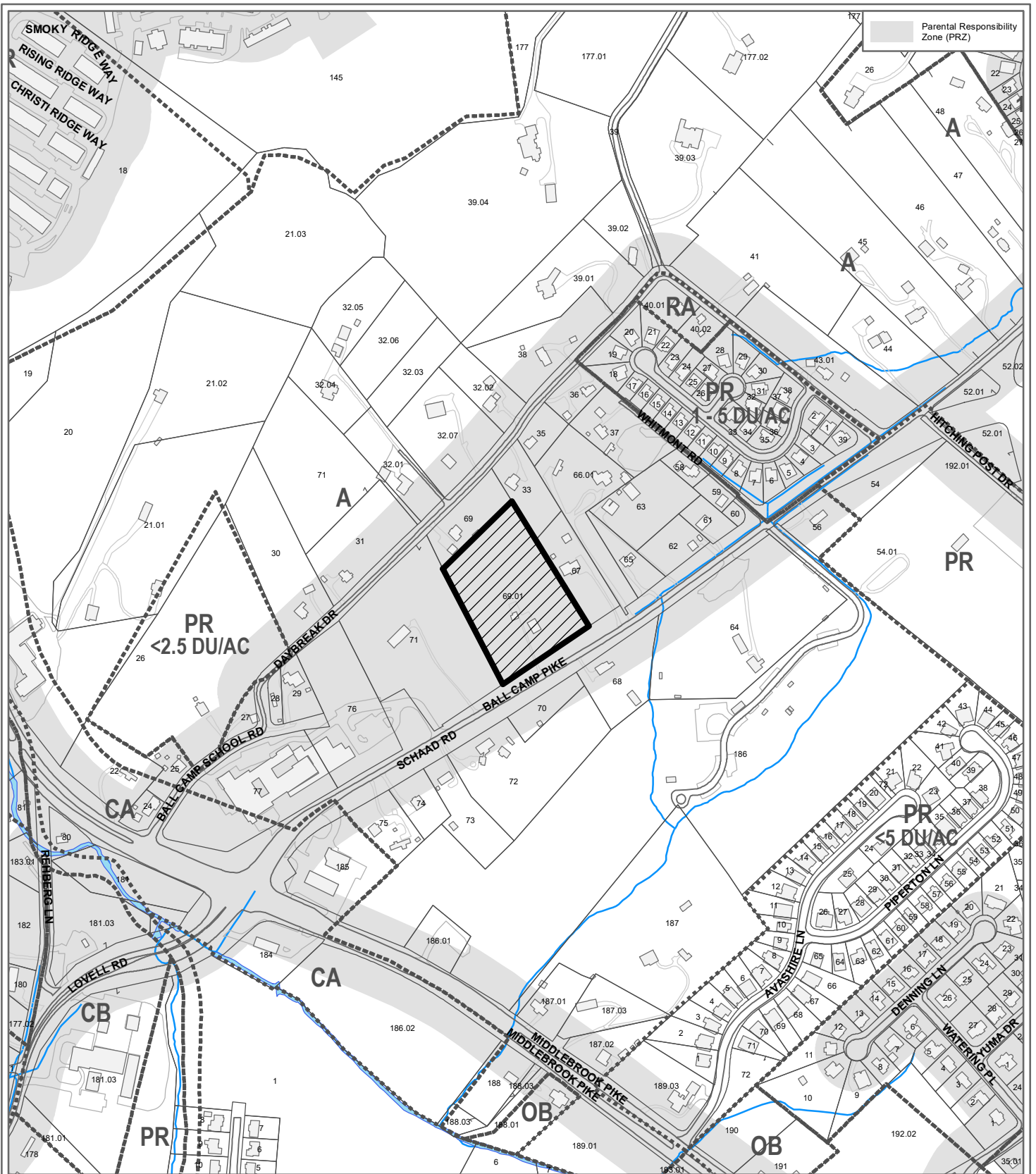
ESTIMATED STUDENT YIELD: 6 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

Knoxville-Knox County Planning Commission'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.

Knoxville-Knox County Planning Commission'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.



**1-SD-20-C / 1-H-20-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Sullivan, Jim
Crossgate

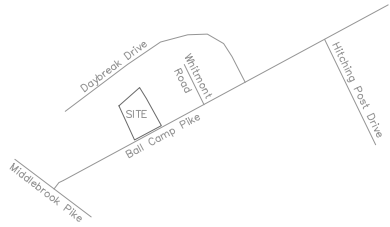


Detached residential lots in PR (Planned Residential) pending

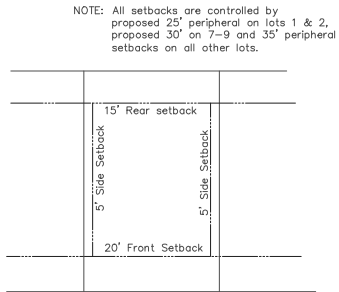
Map No: 104
Jurisdiction: County

Original Print Date: 12/18/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

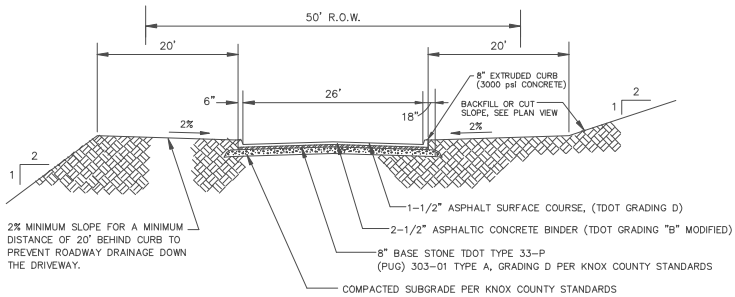




LOCATION MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
NTS



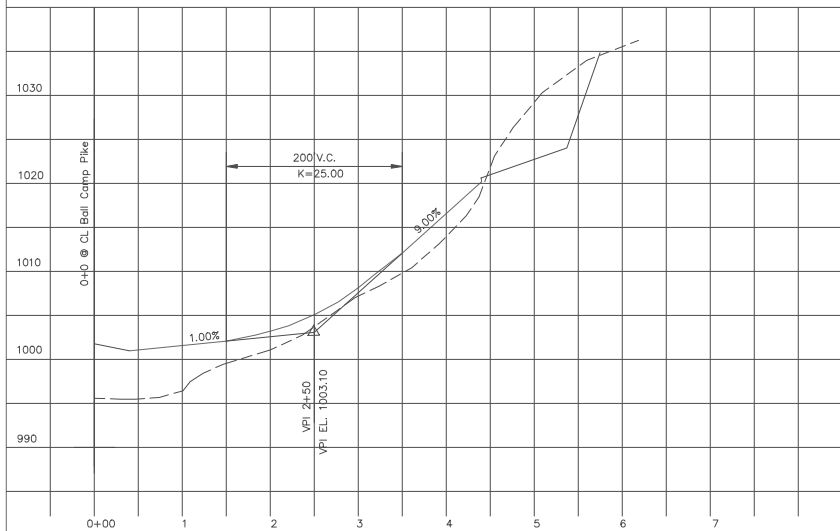
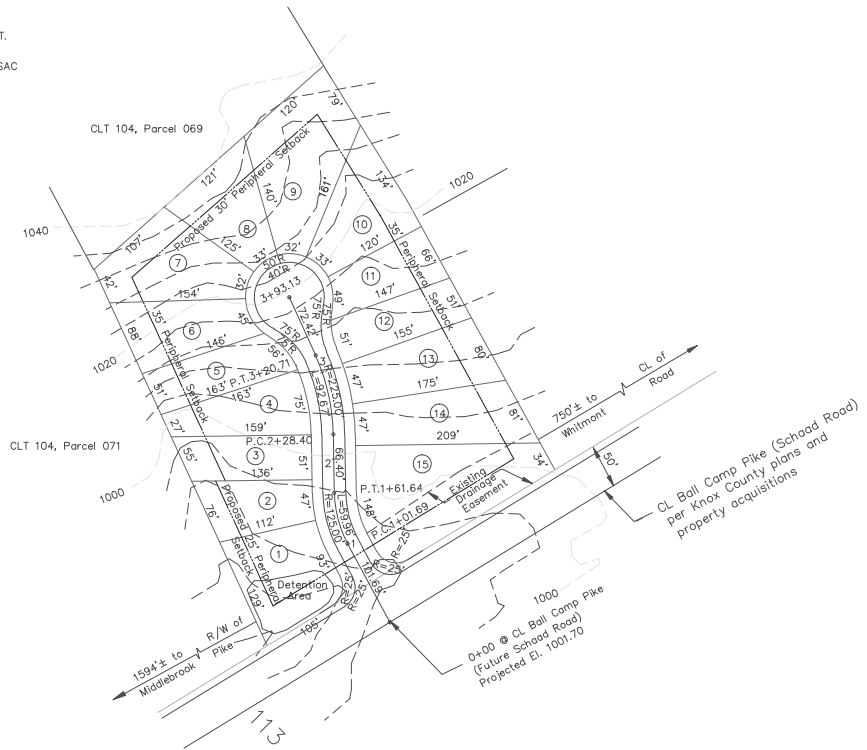
TYPICAL ROADWAY CROSS-SECTION
NTS

NOTE: All setbacks are controlled by proposed 25' peripheral on lots 1 & 2, proposed 30' on 7-9 and 35' peripheral setbacks on all other lots.

NOTES:

1. CLT MAP 104, PARCEL 069.01.
2. NO. OF LOTS - 15.
3. AREA - 4.17 ACRES.
4. THIS PROPERTY IS ZONED PR.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL ROAD LOT LINES, 5' INSIDE ALL OTHER INTERIOR LOT LINES AND EXTERIOR LOT LINES.
6. THE MINIMUM FLOOR ELEVATIONS OF ALL LOTS WILL BE 1.0 FOOT ABOVE THE SCHAAD ROAD ELEVATIONS.

NOTE: ALL INTERSECTION RADII OF PVMT. AND R/W IS 25'. ALL RETURN RADII AT CUL-DE-SAC ARE 75'.



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 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

TN RLS #1306

SURVEYOR:
JIM SULLIVAN
2543 CREEKSTONE CIRCLE
MARYVILLE, TN. 37804
PH. 406-7324

OWNER:
MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN. 37939
PH. (865) 693-3356

Revised: 12/23/2019

KNOX PLANNING
NO. 1-SD-20-C/I-H-20-UR



CONCEPT PLAN & SITE PLAN
CROSSGATE
CLT MAP 104, PARCEL 069.01
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100' NOV. 25, 2019
DEC. 23, 2019



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Applicant Jim Sullivan

Date Filed Nov. 25, 2019 Meeting Date (if applicable) Jan. 9, 2020 File Number(s) 1-SD-20-C
1-H-20-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Name Jim Sullivan Company Jim Sullivan, Land Surveyor

Address 2543 Creekstone Circle City Maryville, TN State TN Zip 37804

Phone (865) 406-7324 Email 54512andjim5@gmail.com

CURRENT PROPERTY INFO

Owner Name (if different) Mesna Investments LLC Owner Address PO Box 11315 Knoxville, TN 37939 Owner Phone

Property Address 8813 Ball Camp Pike Parcel ID CLT 104, Parcel 069.01

General Location on Ball Camp Pike N/S NE of Middlebrook Pike 4.29 Ac Tract Size S of Daybreak Drive

Jurisdiction (specify district above) 6th City County Zoning District PR pending

Planning Sector NW County Sector Plan Land Use Classification LDR Growth Policy Plan Designation Planned Growth

Existing Land Use Rural Residential Septic (Y/N) N Sewer Provider WKUD Water Provider WKUD

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): _____

SUBDIVISION

Proposed Subdivision Name Crossgate _____ Unit / Phase Number

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: 17

Other (specify): _____

Attachments / Additional Requirements

Zoning Change: _____
Proposed Zoning

Plan Amendment Change: _____
Proposed Plan Designation(s)

ZONING

Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify): _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

Design Plan Certification (Final Plat only)
 Use on Review / Special Use (Concept Plan only)
 Traffic Impact Study

FEE 1:

UOR fee | \$1,200

FEE 2:

FEE 3:

TOTAL:

\$1,200

AUTHORIZATION

[Signature]
Staff Signature

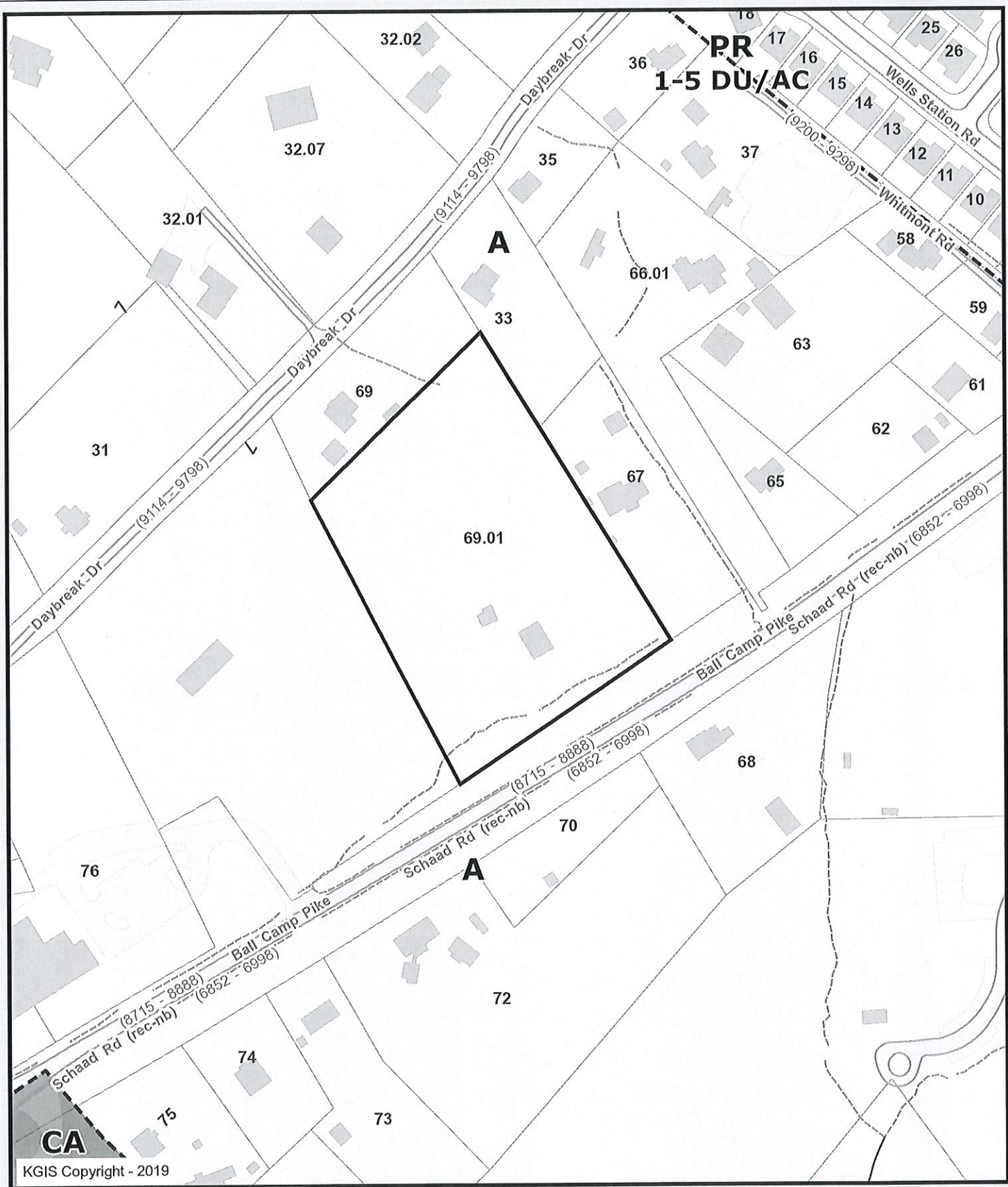
Michael Reynolds
Please Print

11/25/2019
Date

[Signature]
Applicant Signature

Jim Sullivan
Please Print

Nov 25, 2019
Date



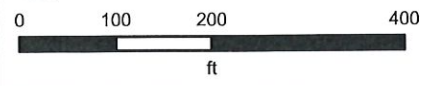
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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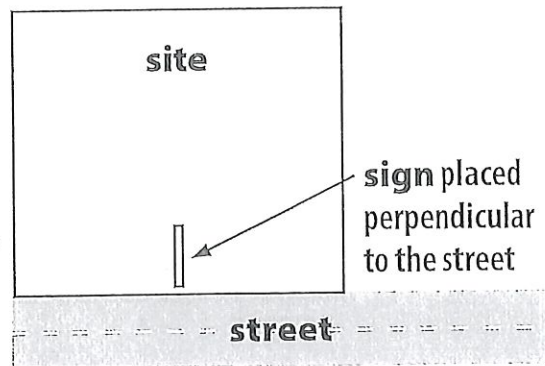
REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

December 26, 2019 and January 10, 2020
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Jim Sullivan

Printed Name: Jim Sullivan

Phone: (865) 406-7324 Email: susie and jim s @ Gmail.com

Date: Nov. 25, 2019

File Number: 1-SD-20-C 1-H-20-OR