



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 8-SA-22-C

AGENDA ITEM #: 21

8-A-22-DP

AGENDA DATE: 8/11/2022

► **SUBDIVISION:** 8415 BALL CAMP PIKE

► **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC

OWNER(S): Kathy and Ricky Adams

TAX IDENTIFICATION: 91 109

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 8415 BALL CAMP PIKE

► **LOCATION:** North side of Ball Camp Pike, east of Byington Solway Road

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 3.61 acres

► **ZONING:** PR (Planned Residential)

► **EXISTING LAND USE:** Rural Residential

► **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/Forestry/Vacant, Single family residential - A (Agricultural), RA (Low Density Residential)

South: Single family residential, Commercial - RA (Low density residential), I (Industrial)

East: Single family residential, Rural residential - RA (Low Density Residential)

West: Rural residential, Agriculture/Forestry/Vacant, Single family residential - RA (Low Density Residential)

► **NUMBER OF LOTS:** 18

SURVEYOR/ENGINEER: Chris Sharp, P.E. Urban Engineering, Inc.

ACCESSIBILITY: Access is via Ball Camp Pike, a minor collector with a pavement width of 22 ft within a right-of-way of 70 ft.

► **SUBDIVISION VARIANCES
REQUIRED:**

VARIANCES

1. Reduce the minimum intersection spacing from 300' to 124' between the intersection centerline of Road 'A' and the realignment of Ball Camp Pike and Byington Solway Road.
2. Reduce the minimum vertical curve on Road "A" from K=25 to K=15 at PVI STA 1+08.23.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum private right-of-way width from 50' to 40'.
2. Reduce the minimum private right-of-way pavement width from 26' to 24'.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1% to 2% at Road "A" and Byington Solway Road.

STAFF RECOMMENDATION:

- **Approve the requested variances and alternative design standards based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 10 conditions.

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Providing certification that the required sight distance can be obtained, with review and approval by Knox County Engineering and Public Works during the design plan phase. The sight distance must consider such things as guardrails and other visual impairments.
- 4) Road "A" must not impede water flow along the right-of-way or the County's permanent drainage easement for a culvert under the realigned Byington Solway Road.
- 5) Providing a right-turn out and full access in on Byington Solway Road. The design details will be determined during the design plan phase.
- 6) The right-of-way and curb radii at the Road "A" and Byington Solway Road intersection must not extend in front of the adjacent property to the west without the permission of that property owner.
- 7) Prior to certification of the plat for the first phase of this subdivision, the acreage of the PR (Planned Residential) zoning for this development must be verified. The maximum number of residential lots must not exceed the maximum allowed by the PR up to 5 du/ac zoning. If the acreage of the subdivision is less than 3.6 acres, lots must be eliminated to comply with the PR zoning.
- 8) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 9) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 10) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, amenities, and drainage system.

- **Approve the development plan for an attached residential subdivision with up to 18 dwelling units on individual lots, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) The maximum height of the attached dwellings shall be 35 feet.

COMMENTS:

This proposal is for an 18-lot attached residential subdivision on 3.61 acres at a density of 4.99 du/ac. The property was rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac in May 2022 (4-V-22-RZ). The internal road is proposed with a 40 ft private right-of-way and 24 ft pavement width.

The subject site currently only has road frontage on Ball Camp Pike. However, as part of the Schaad Road extension project, the Ball Camp Pike and Byington Solway Road intersection will be realigned to the southwest corner of this property, making access to this site challenging. At the proposed access point, the elevation of Byington Solway Road will be approximately 27 ft higher than the current property grade. Also, the intersection separation between Road "A" and Ball Camp Pike is only 124 ft (300 ft is required), there is a turn lane on Byington Solway Road that extends the full length of this properties frontage, and there will be a guardrail at the Ball Camp Pike intersection that could impede sight distance. Because of safety concerns, the Road "A" intersection must be designed to allow right-turn out only. The entrance lane can allow full access.

The variance request to reduce the intersection separation from 300 ft to 124 ft is supported by staff with the condition that the Road "A" exit lane allows right-turn out only. The proposed access point is as far as possible

from the Ball Camp Pike intersection, and accessing Byington Solway Road is preferred by staff over accessing Ball Camp Pike.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 5 du/ac:

- a) The PR zone allows attached-dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 5 du/ac. The proposed density is 4.99 du/ac. Before the subdivision plat is certified, the acreage of the development must be verified to be a minimum of 3.6 acres. If the acreage is less, then the number of lots must be reduced to comply with the approved maximum density of 5 du/ac.
- c) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft for the attached dwellings, which is consistent with the maximum height allowed on surrounding properties.

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - The proposed attached residential structures will have a similar scale as the other residential development in the area.
- b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – Because of the small size of this development, there is less opportunity for diversity of housing sizes and prices. However, it will provide a different type of housing to the general area and presumably a different price point.

3) SOUTHWEST COUNTY SECTOR PLAN

- a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The development will have a density of 4.99 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 215 (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.

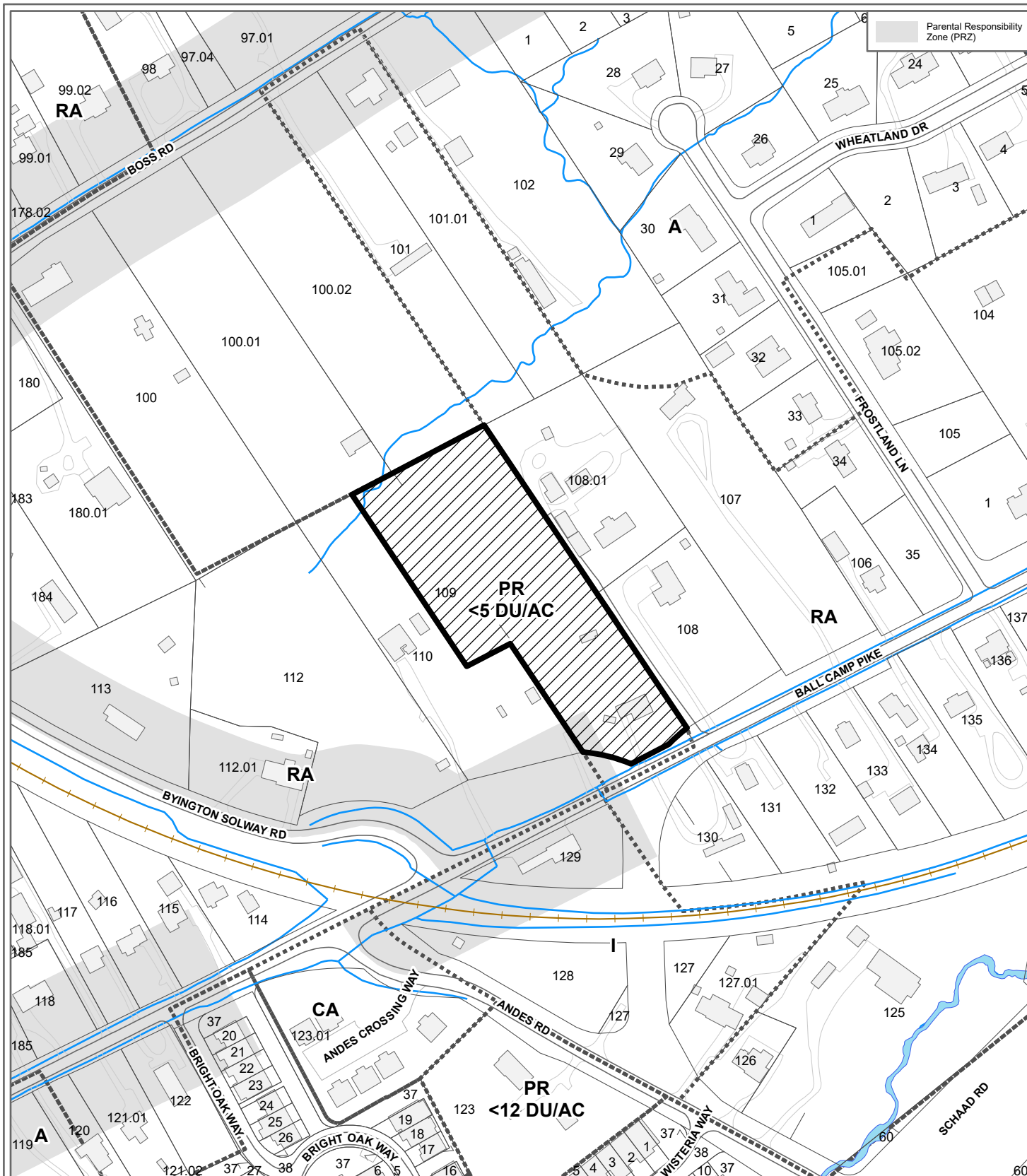
ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

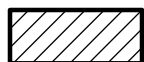
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 development plan request is final, unless the action is appealed to the Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.



**8-SA-22-C / 8-A-22-DP
CONCEPT PLAN/DEVELOPMENT PLAN**



Attached residential subdivision in PR (Planned Residential)

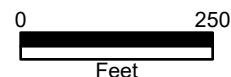
Original Print Date: 7/7/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Mesana Investments, LLC

Map No: 91

Jurisdiction: County



Requested Variances & Alternative Design Standards

8-SA-22-C / 8-A-22-C– 8415 BALL CAMP PIKE

VARIANCES

1. Reduce the minimum intersection spacing from 300' to 124' between the intersection centerline of Road 'A' and the realignment of Ball Camp Pike and Byington Solway Road.
2. Reduce the minimum vertical curve on Road "A" from K=25 to K=15 at PVI STA 1+08.23


ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

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2. Reduce the minimum private right-of-way pavement width from 26' to 24'

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1% to 2% at the intersection of Road "A" and Byington Solway Road.

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

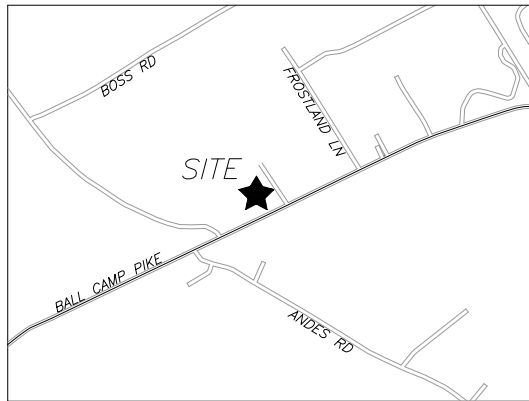
Approved 8/3/20 
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CONCEPT PLAN

U.E.I. PROJECT NO. 2205015

8415 BALL CAMP PIKE

SITE ADDRESS: 8415 BALL CAMP PIKE, KNOXVILLE, TENNESSEE 37931
CLT MAP 91, PARCEL 109



LOCATION MAP

OWNER / DEVELOPER:
MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS

EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP
AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS
PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS
AND STANDARDS.

ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER - AS DIRECTED BY WEST KNOX UTILITY DISTRICT
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE

TITLE SHEET

SITE PLAN

ROAD 'A' PROFILE

SHEET

C-0

C-1

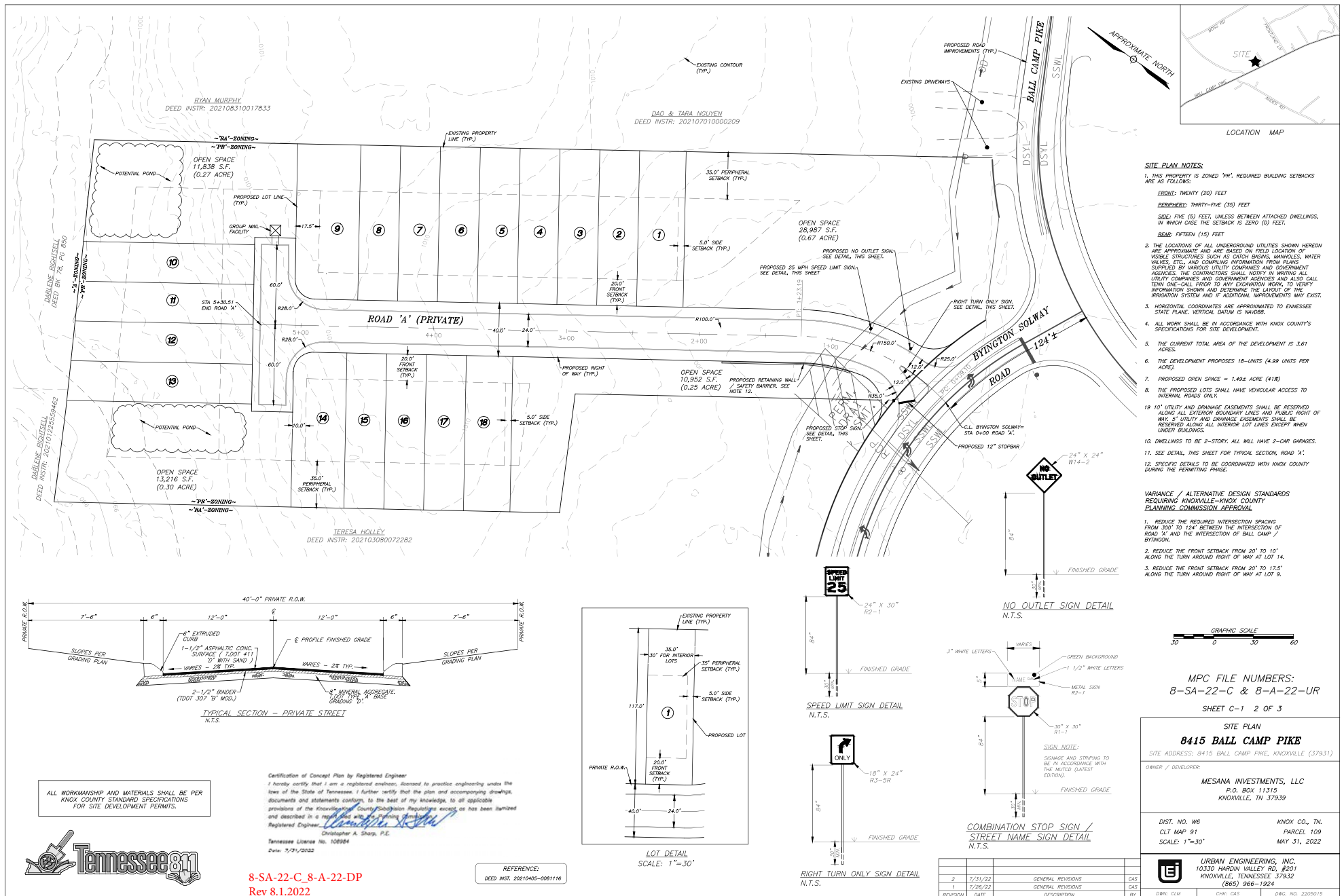
C-2

VARIANCE / ALTERNATIVE DESIGN STANDARDS
REQUIRING KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION APPROVAL

1. REDUCE THE REQUIRED INTERSECTION SPACING
FROM 300' TO 124' BETWEEN THE INTERSECTION OF
ROAD 15 AND THE INTERSECTION OF BALL CAMP /
BYTINGHAM.
2. REDUCE THE FRONT SETBACK FROM 20' TO 10'
ALONG THE TURN AROUND RIGHT OF WAY AT LOT 14.
3. REDUCE THE FRONT SETBACK FROM 20' TO 17.5'
ALONG THE TURN AROUND RIGHT OF WAY AT LOT 9.

MPC FILE NUMBERS:
8-SA-22-C & 8-A-22-UR


3	7/31/22	ISSUE 3
2	7/26/22	ISSUE 2
ISSUE NO.	DATE	DESCRIPTION



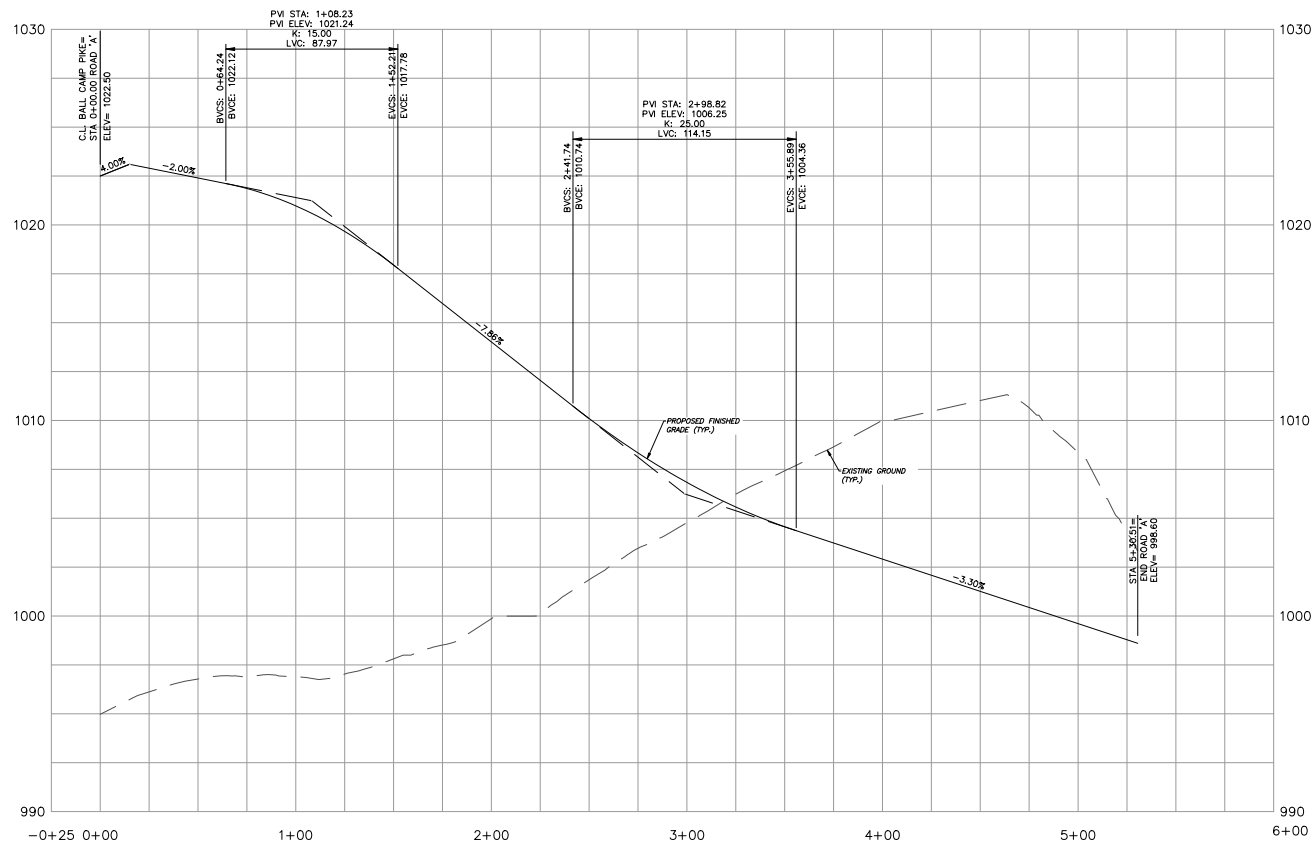
8-SA-22-C_8-A-22-DP
Rev 8.1.2022

REFERENCE:
DEED INST. 20210405-0081116

2	7/31/22	GENERAL REVISIONS	CAS		
1	7/26/22	GENERAL REVISIONS	CAS		
REVISION	DATE	DESCRIPTION	BY	DWG: CLM	DWG. NO. Z205015



URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924



PROFILE - ROAD 'A'
1"=30' (HORIZ.)
1"=3' (VERT.)

REFERENCE:
DEED INST. 20210405-0081116



MPC FILE NUMBERS:
8-SA-22-C & 8-A-22-UR
SHEET C-2 3 OF 3

ROAD 'A' PROFILE
8415 BALL CAMP PIKE
SITE ADDRESS: 8415 BALL CAMP PIKE, KNOXVILLE (37931)
OWNER / DEVELOPER:
MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939
DIST. NO. 98 KNOX CO., TN.
CLT MAP 91 PARCEL 109
SCALE: 1"=30' MAY 31, 2022



URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWG: CLM CHG: CAS DWG. NO. 2205015

ALL WORKMANSHIP AND MATERIALS SHALL BE PER
KNOX COUNTY STANDARD SPECIFICATIONS
FOR SITE DEVELOPMENT PERMITS.

8-SA-22-C_8-A-22-DP
Rev 8.1.2022

REVISION	DATE	DESCRIPTION	BY
2	7/31/22	GENERAL REVISIONS	CAS
1	7/26/22	GENERAL REVISIONS	CAS





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Mesana Investments, LLC

6/13/2022

Applicant Name

Date Filed

8/11/2022

()

8-SA-22-C / 8-A-22-DP

Planning Commission
Meeting (if applicable)

Legislative Meeting (if applicable)

File Number(s)

CORRESPONDENCE

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

Scott Davis Mesana Investments, LLC

Name / Company

P.O. Box 11315 Knoxville TN 37939

Address

865-693-3356 / swd444@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Kathy and Ricky Adams

8323 Boss Rd. Rd. Knoxville TN 37931

Owner Name (if different)

Owner Address

Owner Phone / Email

8415 BALL CAMP PIKE

Property Address

91 109

3.61 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

West Knox Utility District

West Knox Utility District

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Ball Camp Pike, east of Byington Solway Road

General Location

☐ City

Commission District 6

PR (Planned Residential)

Rural Residential

☒ County District

Zoning District

Existing Land Use

Northwest County

LDR (Low Density Residential)

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) **Attached residential subdivision**

Related City Permit Number(s)

SUBDIVISION REQUEST**8415 Ball Camp Pike**

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

☒ Split Parcels**18**

Total Number of Lots Created

Additional Information _____

☒ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

☐ Plan Amendment Change

Proposed Plan Designation(s)

Additional Information _____

STAFF USE ONLY**PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☒ Use on Review / Special Use (Concept Plan)

Fee 1

\$1,040.00

Total

Fee 2

Fee 3

AUTHORIZATION*By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.***Scott Davis Mesana Investments, LLC, P.O. Box 11315 Knoxville TN 37939****6/13/2022**

Application Authorized By

Affiliation

Date

865-693-3356 / swd444@gmail.com

Phone / Email

Mike Reynolds

Staff Signature

Please Print

Date Paid

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

[Reset Form](#)



Development Request

DEVELOPMENT

- ☒ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

[REDACTED] Mesana Investments, LLC

Applicant Name

Affiliation

June 2, 2022

July 14, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

8-SA-22-C

8-A-22-DP

CORRESPONDENCE

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

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Scott Davis

Mesana Investments, LLC

Name

Company

P.O. Box 11315

Knoxville

TN

37939

Address

City

State

ZIP

(865) 693-3356

swd444@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Kathy and Ricky Adams

8323 Boss Road, Knoxville, TN 37931

N/A

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8415 Ball Camp Pike

091 109

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Ball Camp Pike, east of Byington Solway Road

3.61 acres

General Location

Tract Size

☐ City ☒ County

6th
District

PR (Planned Residential)

Zoning District

Rural residential

Existing Land Use

Northwest County

Planning Sector

LDR

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

DEVELOPMENT REQUEST

☒ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☒ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) Residential Subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST

8415 Ball Camp Pike Subdivision

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

18

☐ Other (specify) Residential Subdivision

☐ Attachments / Additional Requirements

Total Number of Lots Created

Related Rezoning File Number

4-V-22-RZ

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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)

☒ Use on Review / Special Use (Concept Plan)

☐ Traffic Impact Study

☐ COA Checklist (Hillside Protection)

Fee 1

108

Concept Plan

Fee 2

Fee 3

Total

\$1,040 MR

AUTHORIZATION

Applicant Signature

(865) 693-3356

Phone Number

Scott Davis

Please Print

swd444@gmail.com

Email

05/26/2022

Date

Rick Adams

Property Owner Signature

dotloop verified
06/01/22 9:27 AM EDT
KWYI-VO30-5D4V-86LN

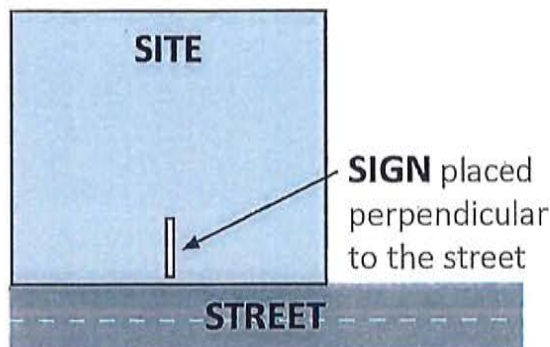
Rick Adams

Please Print

06/01/2022

Date
6/13/2022 swm

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

July 27, 2022 and August 12, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments, LLC

Date: 6/13/2022

File Number: 85A-22-C / 8A-22-WR



Sign posted by Staff



Sign posted by Applicant