



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 9-SC-22-C

AGENDA ITEM #: 23

9-C-22-DP

AGENDA DATE: 9/8/2022

▶ **SUBDIVISION:** SPARKS MEADOW

▶ **APPLICANT/DEVELOPER:** WORLEY BUILDERS, INC.

OWNER(S): Billy R. and Celia G. Sparks

TAX IDENTIFICATION: 91 077.09

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6917 BALL RD

▶ **LOCATION:** North side of Ball Road, northwest of Bakertown Road

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 20.54 acres

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Agriculture/forestry/vacant -- RA (Low Density Residential)
South: Agriculture/forestry/vacant -- A (Agricultural)
East: Agriculture/forestry/vacant, Rural residential -- RA (Low Density Residential)
West: Agriculture/forestry/vacant -- RA (Low Density Residential), A (Agricultural)

▶ **NUMBER OF LOTS:** 55

SURVEYOR/ENGINEER: W. Scott Williams W. Scott Williams and Associates

ACCESSIBILITY: Access is via Ball Road, a major collector, with a pavement width of 21 ft within a right-of-way width of 50-60 ft.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**
1. Reduce the minimum reverse curve tangent length from 50' to 24.28' at STA 6+70.73, Road A
2. Reduce the minimum reverse curve tangent length from 50' to 24.00' at STA 7+95.48, Road A

STAFF RECOMMENDATION:

▶ Approve the requested variances based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 5 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 a stream determination study for review and approval by Knox County Engineering and Public Works during the design plan phase. If the water feature labeled "wet weather convenience" on the concept plan is determined to be a stream, then stream buffers must be provided. Any lots that do not have a buildable area outside the stream buffer must be removed and/or combined with other lots.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

► **Approve the development plan for a detached residential subdivision with up to 55 lots and reduction of the peripheral setback to 25 ft along the east and west property lines, except for lots 29-39 and the eastern boundary of lot 28, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Installing the 8 ft tall privacy fence along the rear lot lines of lots 30-34, as noted and shown on sheet CC1.

COMMENTS:

This proposal is for a 55-lot detached residential subdivision on 20.54 acres, with a density of 2.68 du/ac. The property was rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 3 du/ac in August 2022 (7-O-22-RZ). The portion of the property being developed is long and narrow, with a single cul-de-sac road. A small reverse curve is proposed at the road's midpoint for passive traffic calming. The rear portion of the site is within the Hillside Protection area and will largely remain undisturbed.

The applicant is requesting two reverse curve tangent variances for the proposed chicane at the midpoint of Road A. This request is supported by staff because it will help reduce travel speeds on this residential street, which would otherwise be entirely straight.

The Concept Plan shows additional right-of-way being dedicated along the Ball Road frontage. During the design plan phase, Knox County will determine if right-of-way dedication is warranted in this location, for this proposed development.

During the rezoning process, the neighboring property owner adjacent to lots 30-35 expressed concern with houses being located too close to the shared property line. The developer has entered into a private agreement to install an 8-ft tall privacy fence that is approximately 250 ft long along rear lot lines of lots 30-34.

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 detached 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 3 du/ac. The proposed density is 2.68 du/ac.
- c) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant requests a 25 ft peripheral setback for lots 1-27, 40-55, and the eastern boundary of lot 28 "due to the limited width of the property and long distance to nearby homes."

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat (Policy 9.2) – The forested hillside at the rear of the property will be largely undisturbed.
- b) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - The proposed peripheral setback reduction should have minimal impact on adjacent properties because of the distance to adjacent residential structures. Where there is a nearby residential structure, the peripheral setback will remain 35', and a privacy fence will be installed. The proposed single-family houses should have a similar scale as the other residential development in the area.

c) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This proposal is for detached residential units only. The mix of house sizes and price points are to be determined by the developer.

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 2.68 du/ac.

b) Approximately 12.75 acres of this 20+ acre property is within the Hillside Protection (HP) area. The HP slope analysis recommends a maximum of 3.7 acres of land disturbance within the HP area. The applicant provides a "limit of disturbance" at or below the maximum of 3.7 acres of recommended disturbance. According to the grading plan (sheet CC3), fully grading the "limit of disturbance" area may not be necessary.

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: 582 (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: 23 (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 Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.

Requested Variances & Alternative Design Standards

9-SC-22-C / 9-C-22-DP– SPARKS MEADOW SUBDIVISION

VARIANCES

1. Reduce the minimum reverse curve tangent length from 50' to 24.28' at STA 6+70.73, Road A
2. Reduce the minimum reverse curve tangent length from 50' to 24.00' at STA 7+95.48, Road A

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. None identified

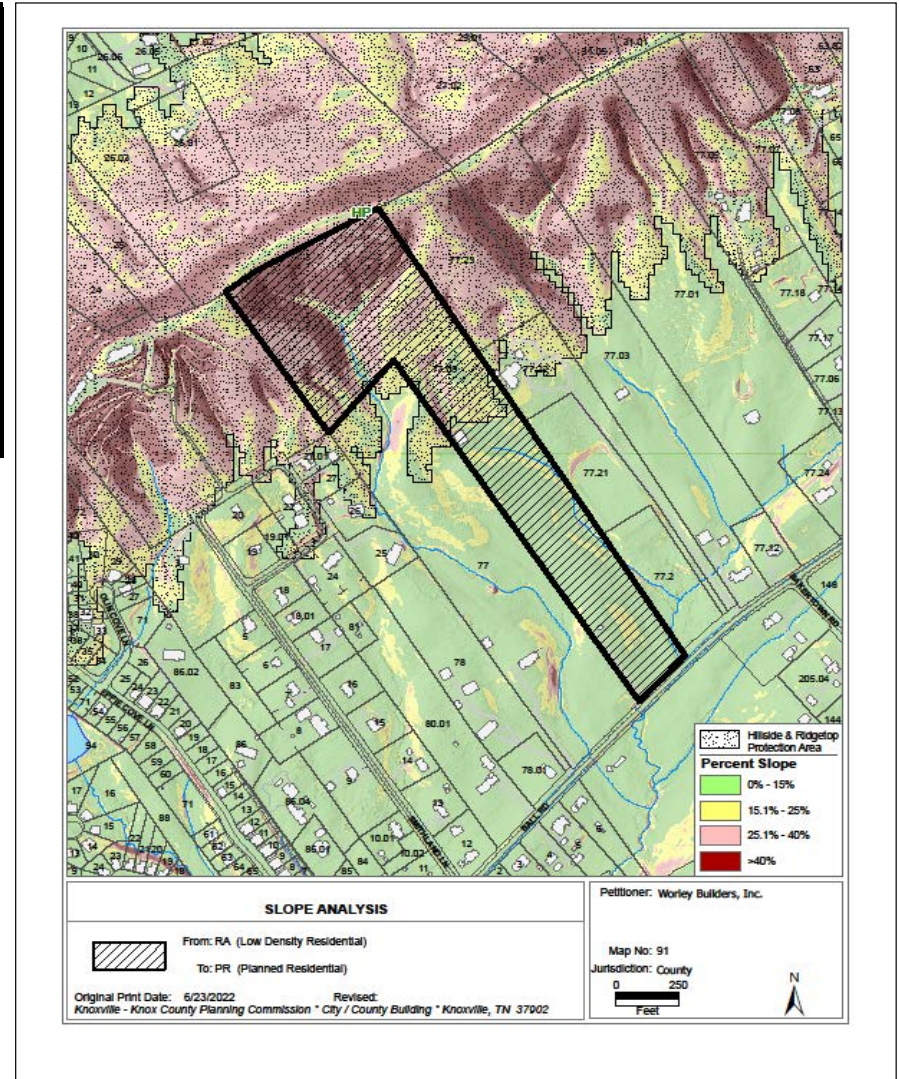
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. None identified

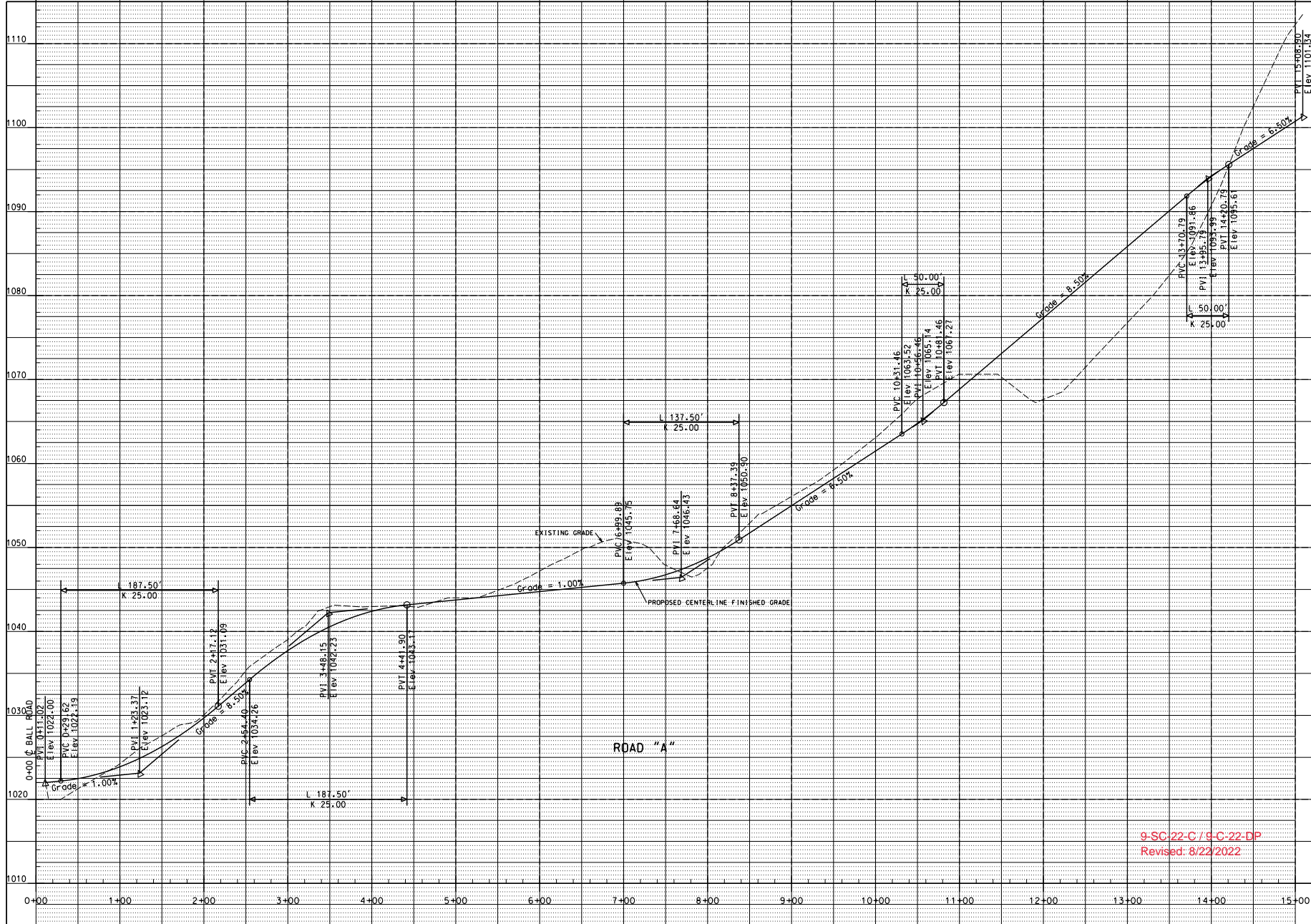
KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve
SE 9/1/22

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	21.33		
Non-Hillside	8.58	N/A	
0-15% Slope	0.70	100%	0.7
15-25% Slope	3.42	50%	1.7
25-40% Slope	4.35	20%	0.9
Greater than 40% Slope	4.29	10%	0.4
Ridgetops			
Hillside Protection (HP) Area	12.75	Recommended disturbance budget within HP Area (acres)	3.7
		Percent of HP Area	0.3



SCALE: H - 1"=50', V - 1"=5'



9-SC-22-C / 9-C-22-DP
Revised: 8/22/2022

FOR REVIEW - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

ROAD PROFILE
SPARKS MEADOW S/D
6317 BALL ROAD
MADISON, MISSISSIPPI 39106
CL: TERRY DENT, PARELLA, COLE
6TH CIVIL DISTRICT
1-800-622-4444



W. SCOTT WILLIAMS & ASSOCIATES
Professional Engineer, 1979
Professional Surveyor, 1979
Professional Land Surveyor, 1979
Professional Geomatics Engineer, 2017

CLIENT:
WORLEY BUILDERS, INC.
1000 N. W. 107th St.
Miami, FL 33158
Office: 305.752.1800

ORIGINAL ISSUE:
JULY 25, 2022

SHEET NO.
CC2

JOB NO. 2191



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

Worley Builders, Inc.

7/25/2022

Applicant Name

Date Filed

9/8/2022

()

9-SC-22-C / 9-C-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.

W. Scott Williams W. Scott Williams and Associates

Name / Company

4530 Annalee Way Way Knoxville TN 37921

Address

865-692-9809 / wscottwill@comcast.net

Phone / Email

CURRENT PROPERTY INFO

Billy R. and Celia G. Sparks

4821 Sparks Rd. Rd. Knoxville TN 37931

865-927-3383

Owner Name (if different)

Owner Address

Owner Phone / Email

6917 BALL RD

Property Address

91 077.09

Parcel ID

Part of Parcel (Y/N)?

20.53 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Ball Road, northwest of Bakertown Road

General Location

City **Commission District 6 PR (Planned Residential) pending**

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

Planned Growth Area

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) **Residential subdivision**

Related City Permit Number(s)

SUBDIVISION REQUEST

Sparks Meadow

Proposed Subdivision Name

Unit / Phase Number

Split Parcels

Total Number of Lots Created

Additional Information

Attachments / Additional Requirements

Related Rezoning File Number

45

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

\$3,553.00

Fee 2

Fee 3

Total

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Billy R. and Celia G. Sparks, 4821 Sparks Rd. Rd. Knoxville TN 37931

7/25/2022

Application Authorized By

Affiliation

Date

865-927-3383

Phone / Email

Mike Reynolds

Staff Signature

Please Print

Date Paid



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

Worley Builders, Inc.

Option Holder

Applicant Name

Affiliation

7/25/2022

9/8/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

9-SC-22-C
9-C-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 Williams

W. Scott Williams & Associates

Name

Company

4530 Annalee Way

Knoxville

TN

37921

Address

City

State

ZIP

865-692-9809

wscottwill@comcast.net

Phone

Email

CURRENT PROPERTY INFO

Billy R. & Celia G. Sparks

4821 Sparks Rd Knoxville, TN 37931

865-927-3383

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6917 Ball Road

91 07709

Property Address

Parcel ID

WKUD

WKUD

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Ball Road, northwest of Bakertown Road

~~Northern parcel approx 600 ft SW of Bakertown Rd & Ball Rd Intersection~~

20.53

General Location

Tract Size

City County

6

(pending)

PR 3DU/AC

Ag for Vac

District

Zoning District

Existing Land Use

LDR/HP

Northwest County

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

2191V ✓

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) _____
 Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Sparks Meadow
 Proposed Subdivision Name
sparks meadow
 Combine Parcels
 Divide Parcel
 55
 Unit / Phase Number
 Total Number of Lots Created
 Other (specify) _____
 Attachments / Additional Requirements

Related Rezoning File Number
7-O-22-RZ

ZONING REQUEST

Zoning Change
 Proposed Zoning _____
 Plan Amendment Change
 Proposed Plan Designation(s) _____
 Proposed Density (units/acre)
 Previous Rezoning Requests _____
 Other (specify) _____



Pending Plat File Number

STAFF USE ONLY

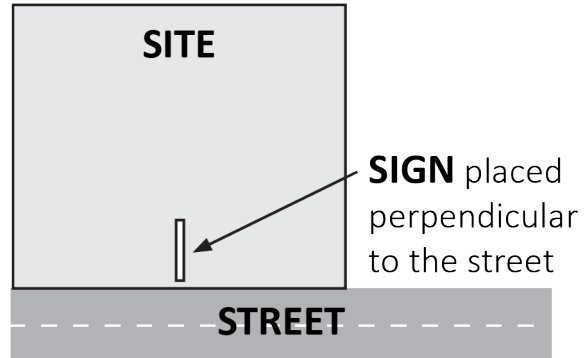
PLAT TYPE
 Staff Review
 Planning Commission
ATTACHMENTS
 Property Owners / Option Holders
 Variance Request
ADDITIONAL REQUIREMENTS
 Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Development Plan	Total \$3,553
404		
Fee 2		
Fee 3		

MR


 Applicant Signature
 Worley Builders, Inc.
 7/20/22
 Please Print
 Date
 865-922-2600
 melissa@worleybuildersinc.com
 Phone Number
 Email

 Property Owner Signature
 Billy R. & Celia G. Sparks
 7/21/22
 Please Print
 Date

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:

_____ and _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

- Sign posted by Staff
- Sign posted by Applicant