



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 10-SC-24-C
10-D-24-DP

AGENDA ITEM #: 26
AGENDA DATE: 10/3/2024

▶ **SUBDIVISION:** WHISPER RIDGE
▶ **APPLICANT/DEVELOPER:** BALL HOMES, LLC
OWNER(S): Gary Butler

TAX IDENTIFICATION: 30 20811, 20812, AND 030KB045, 046, 047, 048, 049, 050, 051, 052 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 SHADOW BRANCH LN (0 MCNEELY RD)

▶ **LOCATION:** Western terminus of Shadow Branch Ln, west of Whisper Ridge Ln

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Roseberry Creek

▶ **APPROXIMATE ACREAGE:** 34.26 acres

▶ **ZONING:** PR (Planned Residential) 1-3 du/ac

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Right of Way/Open Space

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Rural residential, agriculture/forestry/vacant land - A (Agricultural)
South: Single family residential - A (Agricultural)
East: Single family residential - PR (Planned Residential) 1-3 du/ac
West: Agriculture/forestry/vacant land, rural residential - A (Agricultural)

▶ **NUMBER OF LOTS:** 102

SURVEYOR/ENGINEER: Chris Gollhofer Ardurra

ACCESSIBILITY: Access is via Shadow Branch Ln, a local street with 26 ft of pavement width within 50 ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCES
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius on Road 'B' from 250 ft to 200 ft from STA 11+50.23 to 14+54.69.

STAFF RECOMMENDATION:

▶ Approve the alternative design standard 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 13 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 sight distance easement through the horizontal curve radius less than 250 ft and, if necessary, through lots 66 and 67 to maintain 250 ft of intersection sight distance looking west on Shadow Branch Lane at the southern intersection of Road 'B', per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways that cannot be located outside the sight distance easement must have a 20 ft depth outside the sight distance easement.
- 4) Providing a 50-ft wide right-of-way stub-out from Shadow Branch Lane to the property to the west (parcel 021 04202). The stub-out shall be provided on the final plat and identified for future connection. The location of the stub-out shall be reviewed and approved by Knox County Engineering and Public Works during the design plan phase.
- 5) Installing the curbing and asphalt road surface through the intersection radii referenced in condition #4 and installing notification of future street connection as required by Section 3.04.C.2.d. of the Knoxville-Knox County Subdivision Regulations.
- 6) Submitting a geotechnical report for review and approval by Knox County Engineering and Public Works during the design plan phase to determine if any areas shown as closed contour sinkholes on the concept plan are required to be shown on the final plat as a closed contour sinkhole with a 50 ft buffer as required by Section 3.06.B. If any building construction proposed within the 50 ft buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50 ft buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50 ft buffer shall be designated on the final plat even if they are approved to be filled.
- 7) If the approved geotechnical report determines that a closed contour identified by Knox County Engineering and Public Works is not a sinkhole, the certification to be provided by Knox County Engineering and Public Works must be placed on the final plat and sealed by the applicant's engineer.
- 8) Labeling the open spaces between lots 96 and 97 and south of lots 1-9 as common areas on the final plat.
- 9) Implementing the recommendations of the Whisper Ridge Subdivision – Phase 2 Transportation Impact Analysis (TIA) (Ardurra, 9/17/224) as required by Knox County Engineering and Public Works during the design plan phase (see Exhibit B). The design of the recommended traffic calming will be determined during the design plan phase with review and approval by Knox County Engineering and Public Works.
- 10) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 11) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 12) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 13) 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 up to 102 detached residential lots, subject to 1 condition.**

- 1) Meeting all other 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 criteria for approval of a development plan.

COMMENTS:

This proposal is Phase 2 of the Whisper Ridge Subdivision, which includes 102 detached residential lots on 34.26 acres at a density of 2.98 du/ac. Shadow Branch Lane will be extended onto the site from the existing subdivision.

BACKGROUND

The property was rezoned from A (Agricultural) to PR (Planned Residential) 1-3 du/ac in February 2005 (1-U-05-RZ). The Whisper Ridge Subdivision was approved for 119 lots over the entire 54 acres. Phase 1 was platted with 57 lots. However, 8 of the lots were never built and are being incorporated into Phase 2, and two other lots were combined with adjacent properties. As a result, Phase 1 has 47 lots on approximately 20.3

acres (2.3 du/ac). This proposal for 102 lots is an increase from the 70 lots originally proposed in the area of Phase 2. The typical lot width in Phase 1 is 90 ft, and in Phase 2, it is 55 ft.

TRANSPORTATION IMPACT STUDY (TIS)

The TIS studied the impact of the additional traffic on the intersection of Whisper Ridge Lane and Maloneyville Road, as well as the design of the proposed internal streets. The conclusions of the study are: 1) that turn lanes on Whisper Ridge Lane and Maloneyville Road are not warranted, and 2) that the straight stretches of roadway in the new internal streets can encourage higher vehicle speeds. The study recommends that traffic calming measures, such as speed humps and speed tables, be coordinated with Knox County Engineering and Public Works and for a certified land surveyor to verify that Maloneyville Road has adequate sight distance at the existing subdivision entrance. The minimum sight distance required is 300 ft, and the traffic engineer estimated the sight distance to be 465 ft looking right and 1,045 ft looking left.

ALTERNATIVE DESIGN STANDARDS

The applicant requests to reduce the minimum horizontal curve radius from 250 to 200 ft in the northern portion of Road 'B'. The reduced radius is needed because of the property's narrowness and to allow for a looped road system. A sight distance easement is required on the inside of the curve. In 2005, the subdivision was approved with two long cul-de-sac roads. The subdivision regulations recommend an interconnected street system when feasible.

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) 1-3 du/ac:

- A. The PR zone allows detached houses 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. The proposed density is 2.98 du/ac for the land area in Phase 2. The density of the entire subdivision is approximately 2.75 du/ac.
- C. A large sinkhole on the east side of the property straddles the boundary between Phase 1 and Phase 2, and two smaller closed contours in the northwest corner of the property need to be studied during the design plan phase.
- D. The PR zone allows the clustering of development away from sensitive environmental features like sinkholes and steep slopes.

2) COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

- A. A right-of-way stub-out is provided from Shadow Branch Lane to the large property to the west (parcel 030 162). This is consistent with Policy 11, which promotes connectivity with new development.
- B. The 34-acre site has 5.6 acres of hillside protection (HP) area. The slope analysis recommends disturbing no more than 3.78 acres (67.6 percent) of the HP area. Based on the preliminary grading plan (sheet C2.01), approximately 3.2 acres (57.1 percent) of the HP area will be disturbed. This is consistent with Policy 7, which is to conserve and connect natural features and habitat.

3) FUTURE LAND USE MAP

- A. The property is classified as the SR (Suburban Residential) and RL (Rural Living) place types on the Future Land Use Map. The SR place type is on approximately 2/3 of the subject site.
- B. The SR and RL place types recommend single family residential as a primary use. In SR, single family subdivisions predominantly have lots less than one acre. In RL, single family subdivisions have a wide range of lot sizes. Primary uses are intended to be the predominant focus of the place. – The proposed single family development with varying lot sizes is consistent with the SR and RL place types.
- C. The proposal conforms to the form attributes of the SR and RL place type, which recommends building heights of 1-2 stories and a front setback no less than 20 ft. – The maximum height is 35 ft for houses in the PR zone and the minimum front setback is 20 ft.
- D. The SR place type allows consideration of PR (Planned Residential) up to 12 du/ac as a partially related zone per the Place Type and Zoning Correspondence Matrix (Appendix H of the Comprehensive Plan). – The proposed development has a density of 2.98 du/ac.
- E. The RL place type allows consideration of PR (Planned Residential) up to 2 du/ac as a partially related zone per the Place Type and Zoning Correspondence Matrix (Appendix H of the Comprehensive Plan). However, the Comprehensive Plan recognizes that there will be conflicts between the place type recommendations and the existing zoning by stating, "As of the effective date of this plan, a property's assigned zoning district shall

remain unchanged." (page 28) The zoning ordinance authorizes the Planning Commission to approve a development plan where it can be shown that the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and with the comprehensive plan (Article 6.50.06). – The proposal is consistent with the standards and density of the PR 1-3 du/ac zoning district and other relevant standards of the zoning ordinance, and is in harmony with the general purpose and intent of the RL place type and policies of the Comprehensive Plan as outlined above.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The purposes of the Planned Growth Area 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.

B. The Planned Growth Area does not limit residential density. – The proposed development meets the relevant standards of the Growth Policy Plan.

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.

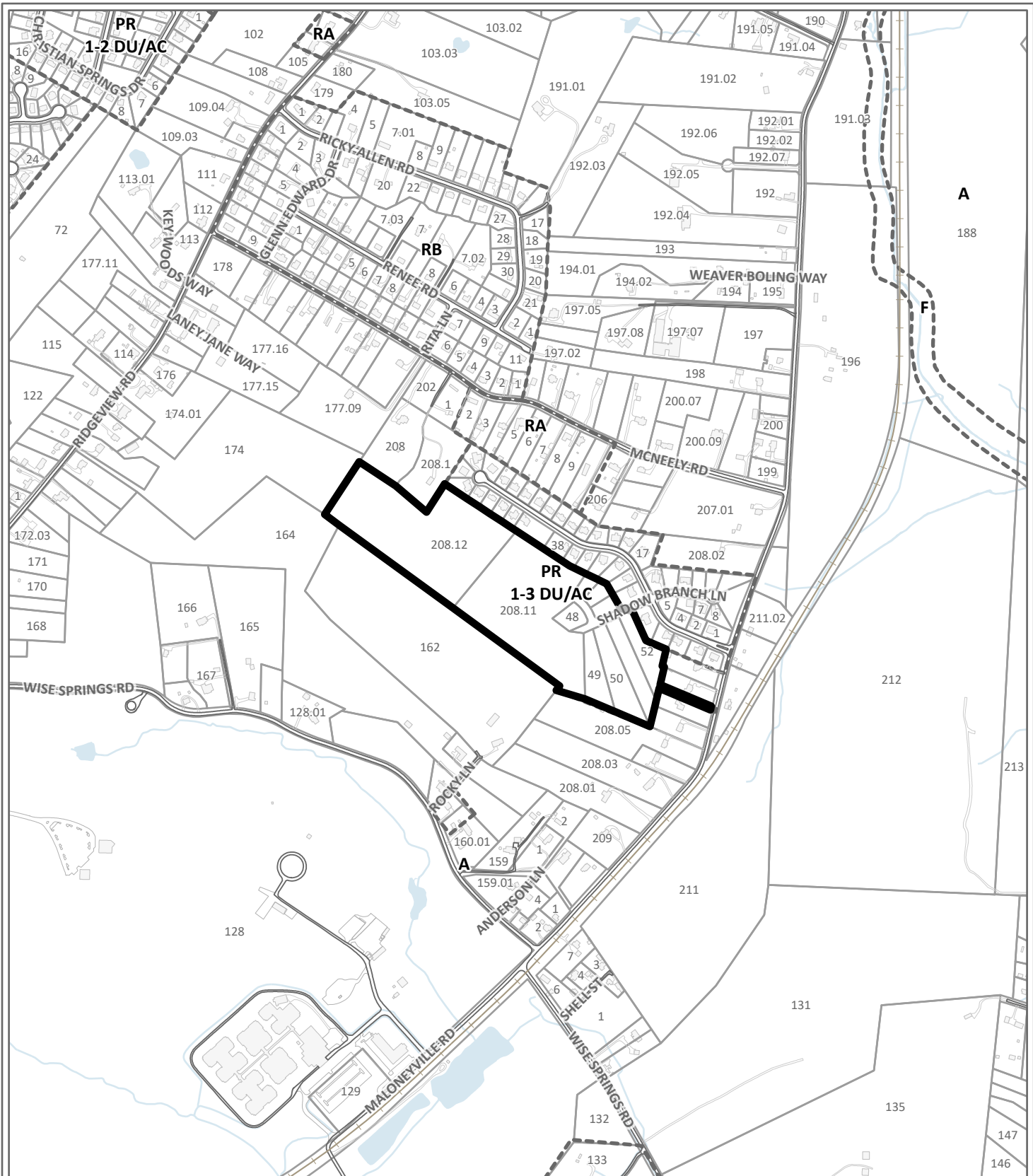
ESTIMATED STUDENT YIELD: 43 (public school children, grades K-12)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

10-SC-24-C / 10-D-24-DP

Petitioner: Ball Homes, LLC



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 8/26/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 30

Jurisdiction: County

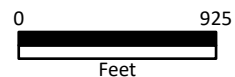
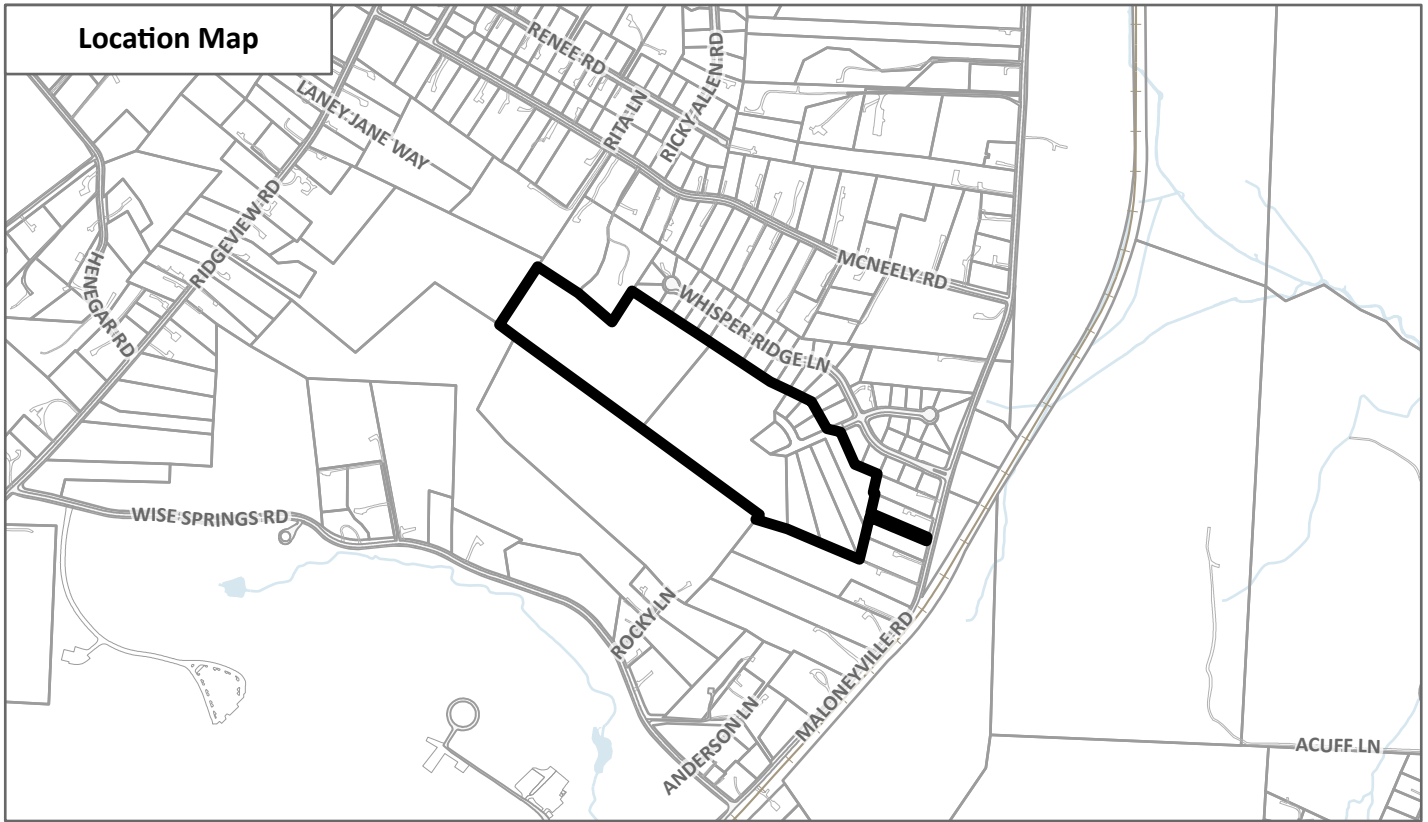
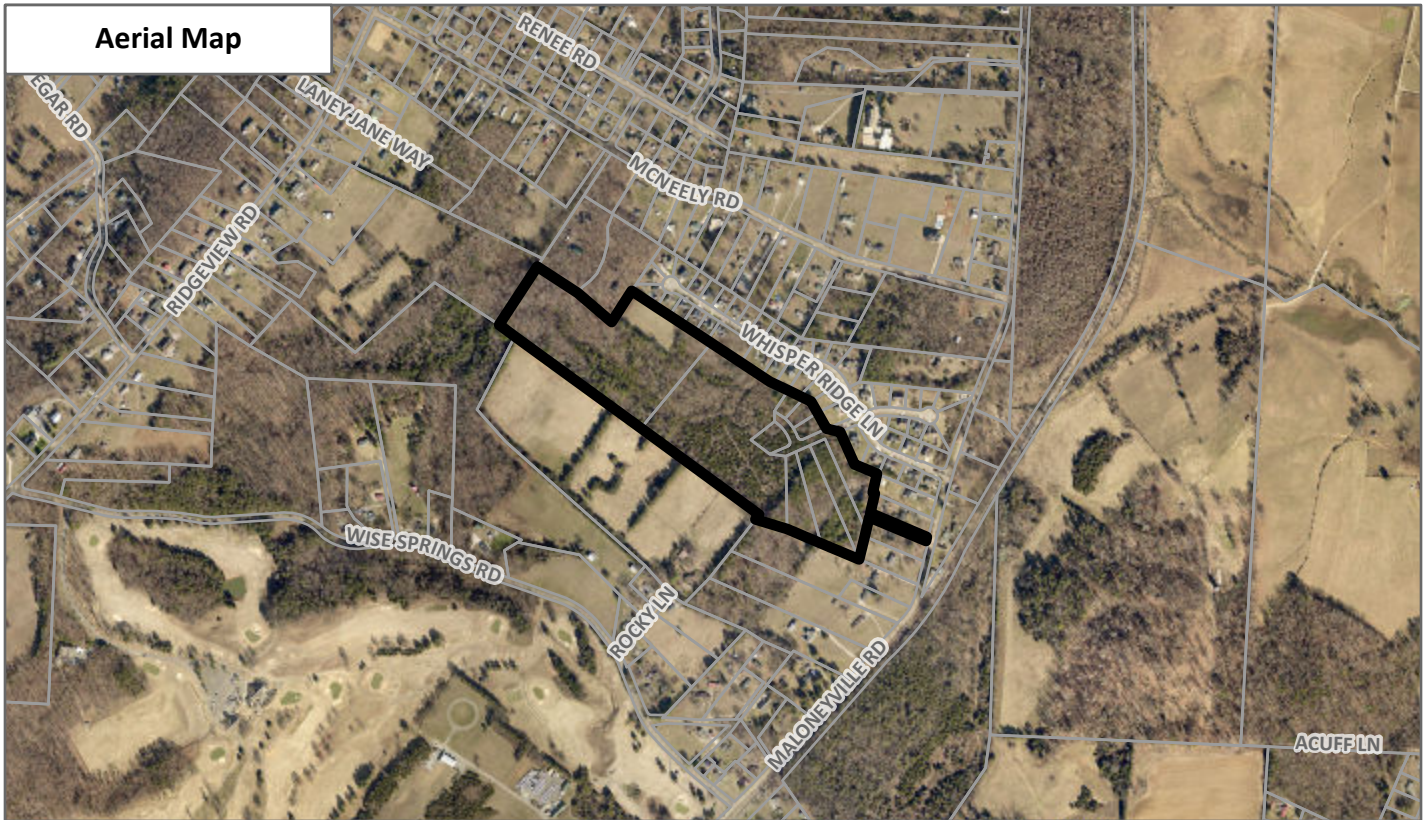


Exhibit A. Contextual Images

Location Map



Aerial Map



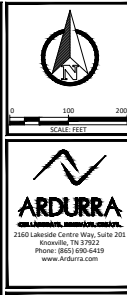
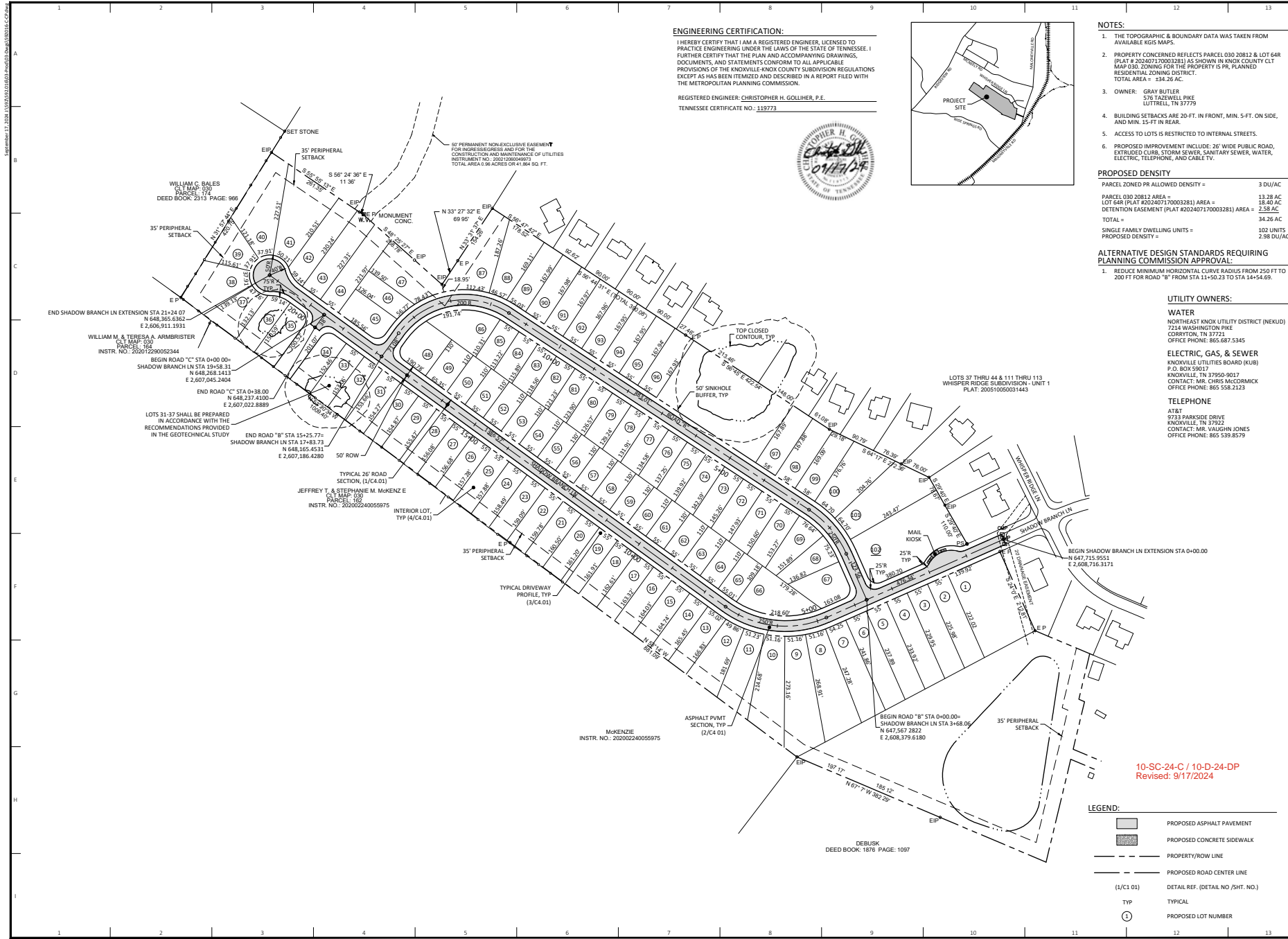
CONTEXTUAL MAPS 1

10-D-24-DP / 10-SC-24-C



Case boundary





ARDURRA
 2160 Lakeside Centre Way, Suite 201
 Knoxville, TN 37922
 Phone: (865) 690-6419
 www.ardurra.com

BALL HOMES, LLC
 3609 WALDEN DRIVE
 LEXINGTON, KY 40517
 MR. BRIAN STEPHENS
 BSTEPHNS@BALLHOMES.COM
 859.368.1191

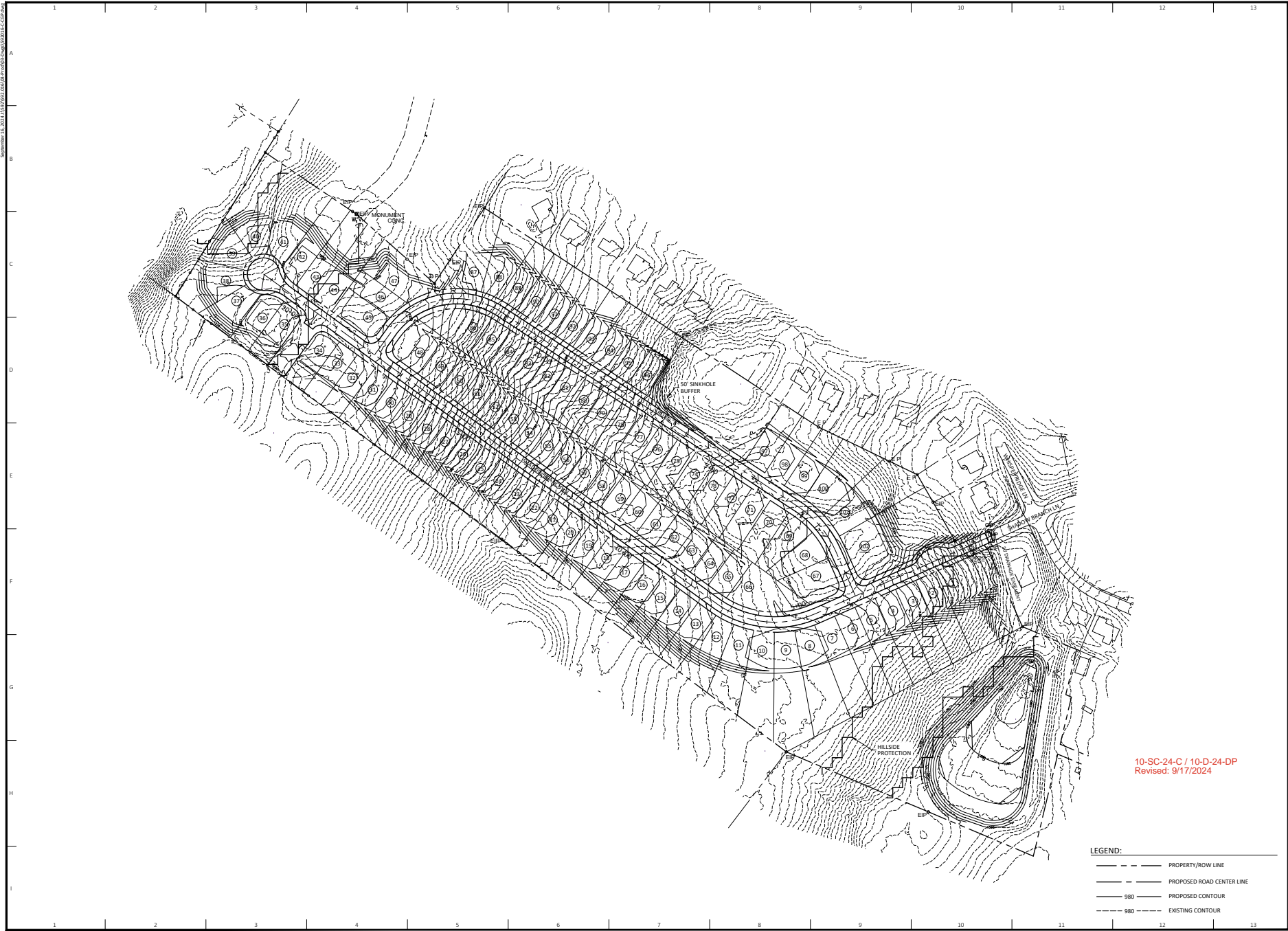
NO.	DATE	REVISION

WHISPER RIDGE SUBDIVISION - UNIT 2
5478 SHADOW BRANCH LN
CORYTON, TN 37721
CONCEPT PLAN OF WHISPER RIDGE
SUBDIVISION - UNIT 2
MPC FILE NUMBER: 10-SC-24-C/10-D-24-DP

PRELIMINARY NOT FOR CONSTRUCTION

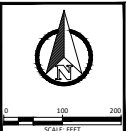
JOB NO: 592.016
 DATE: 07/24/2024

C1.01
 CONCEPT PLAN
 07/24/2024



10-SC-24-C / 10-D-24-DP
 Revised: 9/17/2024

- LEGEND:**
- PROPERTY/ROW LINE
 - PROPOSED ROAD CENTER LINE
 - 980 ——— PROPOSED CONTOUR
 - 980 --- EXISTING CONTOUR



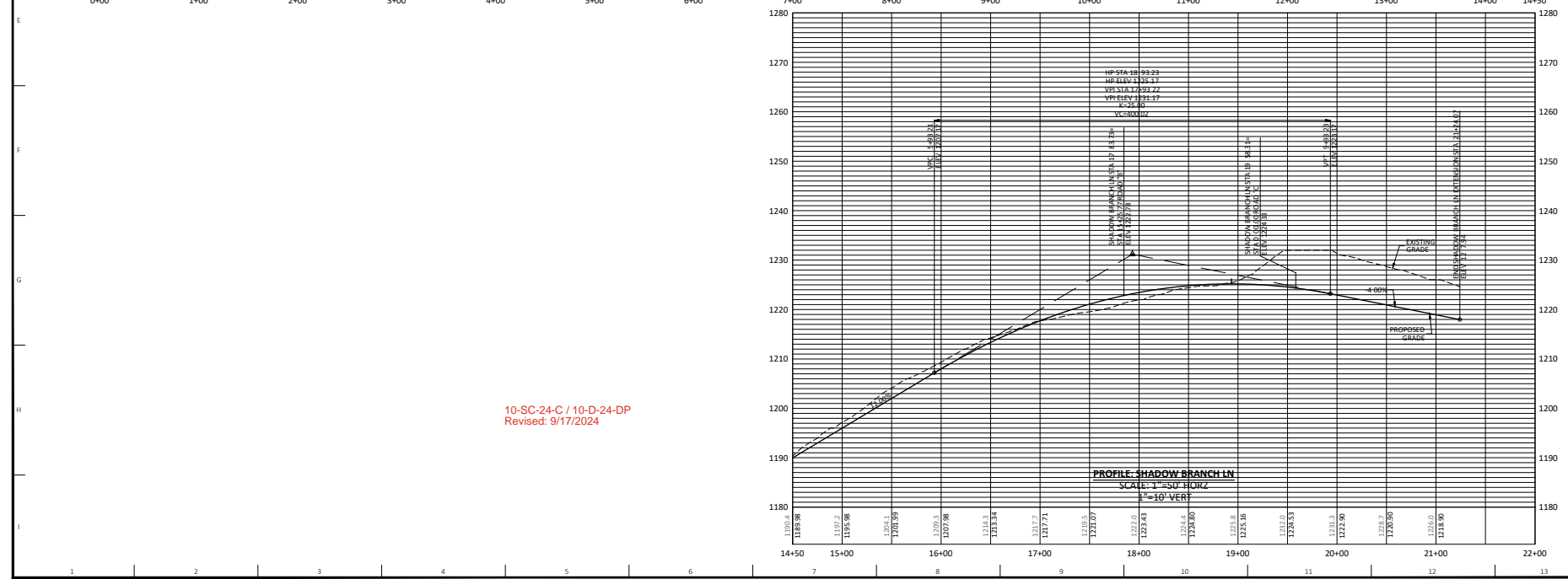
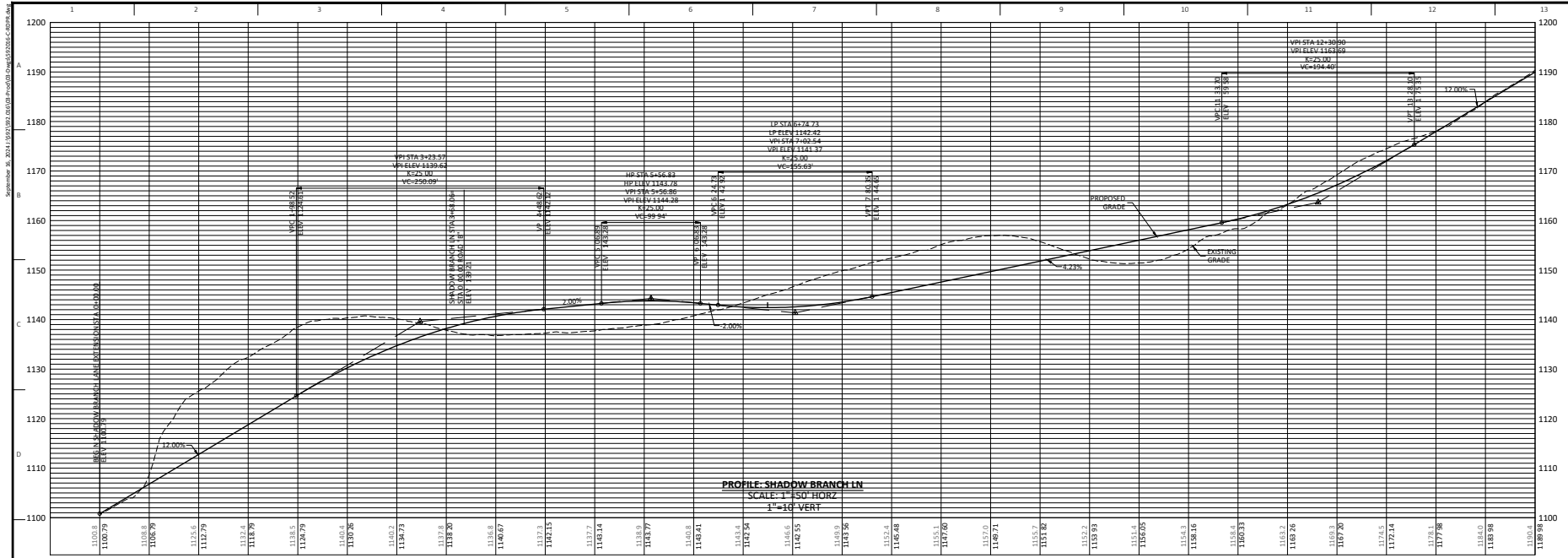
BALL HOMES, LLC
 3609 WALDEN DRIVE
 LEXINGTON, KY 40517
 MR. BRIAN STEPHENS
 BSTEPHENS@BALLHOMES.COM
 859.268.1191

NO.	DATE	REVISIONS

WHISPER RIDGE SUBDIVISION - UNIT 2
5478 SHADOW BRANCH LN
CORRYTON, TN 37721
 GRADING PLAN
 MPC FILE NUMBER: 10-SC-24-C / 10-D-24-DP

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 592216
 DATE: 07/24/2024
C2.01
 CONCEPT PLAN
 07/24/2024



BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY
40517
MR. BRIAN STEPHENS
BSTEPHENS@BALLHOMES.COM
859.368.1191

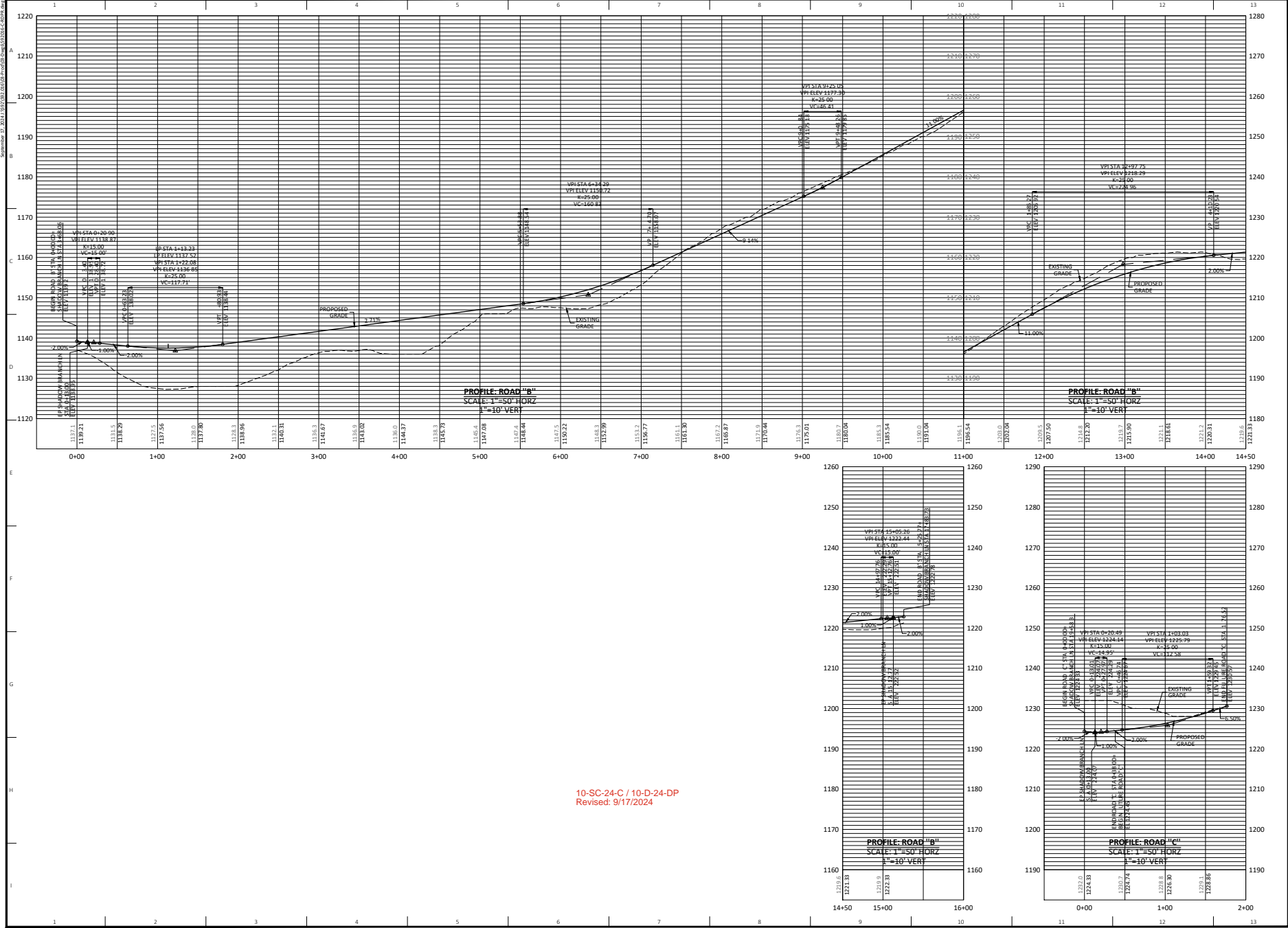
NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8	09/24/2024		REVISION

WHISPER RIDGE SUBDIVISION - UNIT 2
5478 SHADOW BRANCH LN
CORYTON, TN 37721
MPC FILE NUMBER: 10-SC-24-C/10-D-24-DP

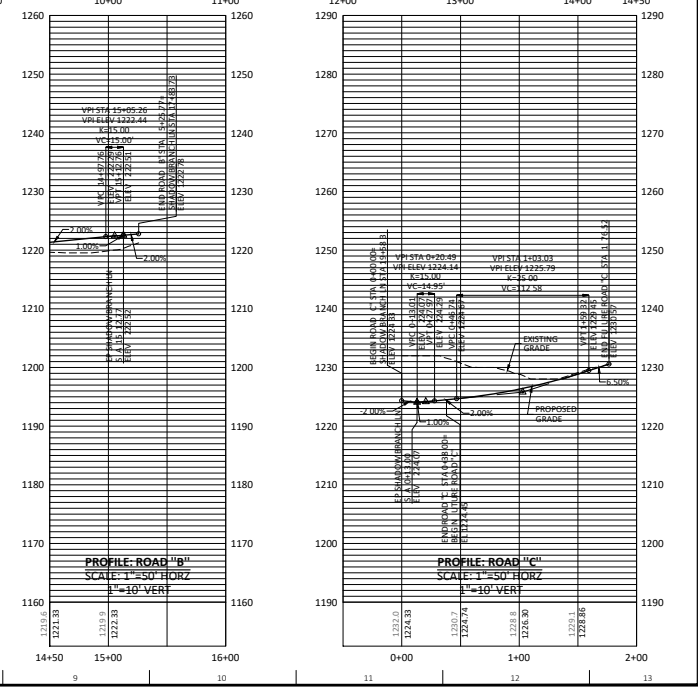
PRELIMINARY NOT FOR
CONSTRUCTION

JOB NO: 592216
DATE: 07/24/2024

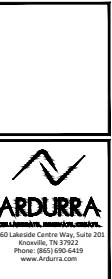
C3.01
CONCEPT PLAN
07/24/2024



10-SC-24-C / 10-D-24-DP
Revised: 9/17/2024



DATE PLOTTED: 09/24/2024 10:53:41 AM



BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40517
MR. BRIAN STEPHENS
BSTEPHENS@BALLHOMES.COM
859.368.1391

NO.	DATE	BY	REVISION
1	09/24/2024		REVISION

WHISPER RIDGE SUBDIVISION - UNIT 2
5478 SHADOW BRANCH LN
CORRYTON, TN 37721
ROAD PROFILES
MPC FILE NUMBER: 10-SC-24-C/10-D-24-DP

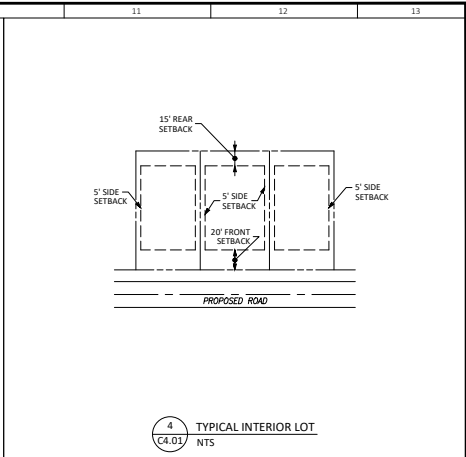
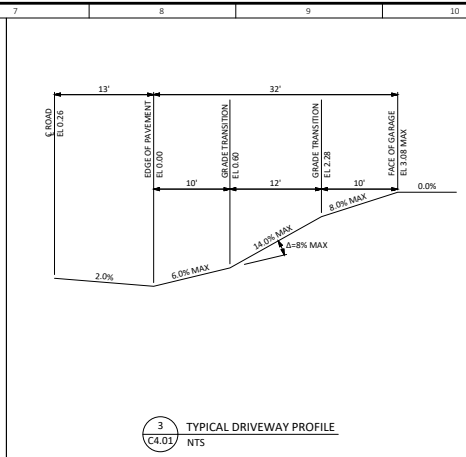
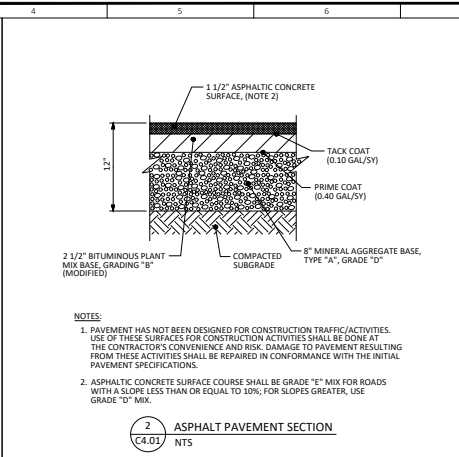
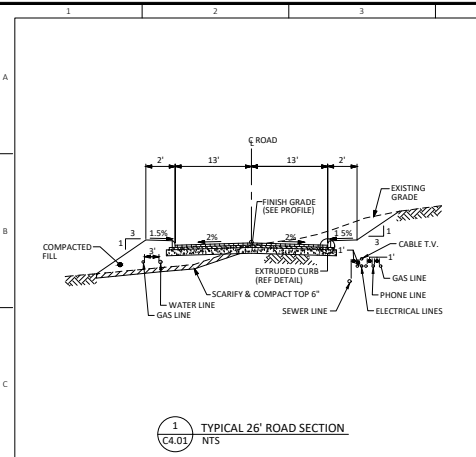
PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 592216
DATE: 07/24/2024

C3.02

CONCEPT PLAN
07/24/2024

September 8, 2024 11:03:03 AM 2024 07/24/2024 C4.01



ARDURRA
LANDSCAPE ARCHITECTURE, INC.
2160 Lakeside Centre Way, Suite 201
Knoxville, TN 37922
Phone: (865) 690-6419
www.ardurra.com

BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40517
MR. BRIAN STEPHENS
BSTPHNS@BALLHOMES.COM
859.368.1191

NO.	DATE	REVISIONS/STANDARD COMMENTS	BY	CHK

WHISPER RIDGE SUBDIVISION - UNIT 2
5478 SHADOW BRANCH LN
CORRYTON, TN 37721

DETAILS
MPC FILE NUMBER: 10-SC-24-C/10-D-24-DP

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 592.016
DATE: 07/24/2024

C4.01
CONCEPT PLAN
07/24/2024

10-SC-24-C / 10-D-24-DP
Revised: 9/17/2024

WHISPER RIDGE SUBDIVISION – PHASE 2

Transportation Impact Analysis

Maloneyville Road

Knoxville, TN

A Transportation Impact Analysis for the Whisper Ridge Subdivision – Phase 2

Submitted to

Knoxville-Knox County Planning

Updated September 17, 2024
August 19, 2024
Ardurra Project No. 592.016

Submitted By:



10-SC-24-C / 10-D-24-DP
TIS Version 2
9/17/2024

**Whisper Ridge Subdivision – Phase 2
Transportation Impact Analysis
September 17, 2024**

**Table 5-2
Level of Service (LOS) Summary**

Intersection	Time Period	Year 2024 Existing (Delay/LOS)	Year 2027 Background (Delay/LOS)	Year 2027 Full Buildout (Delay/LOS)
Maloneyville Road @ Whisper Ridge Lane	AM Peak			
	EB Approach	9.0 / A	9.1 / A	9.5 / A
	NB Approach	0.3 / A	0.5 / A	1.8 / A
	PM Peak			
	EB Approach	9.0 / A	9.0 / A	9.7 / A
	NB Approach	1.1 / A	1.2 / A	3.3 / A

Notes:

1. Whole intersection weighted average control delay expressed in second per vehicle for signalized intersections and all-way stop controlled intersections.

6 Turn Lane Warrant Analysis

The intersection of Maloneyville Road at Whisper Ridge Lane was evaluated to determine if a northbound left turn lane or a southbound right turn lane are warranted. The Knox County Department of Engineering and Public Works handbook, "Access Control and Driveway Design Policy," was used to analyze the information.

At the intersection of Maloneyville Road at Whisper Ridge Lane neither a northbound left turn lane nor a southbound right turn lane is warranted during the AM or PM peak hours.

The turn lane warrant worksheets and analysis are included in Attachment 8.

7 Conclusions and Recommendations

7.1 Maloneyville Road at Whisper Ridge Lane

The existing intersection of Maloneyville Road at Whisper Ridge Lane is three-legged two-way stop-controlled intersection with the stop sign located on eastbound approach (Whisper Ridge Lane).

Under the existing and 2027 background conditions the intersection of Maloneyville Road at Whisper Ridge Lane operates as follows. The eastbound approach (Whisper Ridge Lane) will operate at a LOS A during both the AM and PM

**Whisper Ridge Subdivision – Phase 2
Transportation Impact Analysis
September 17, 2024**

peak hours and the northbound approach (Maloneyville Road) will operate at a LOS A during both the AM and PM peak hours.

After the completion of the full buildout of the Whisper Ridge Subdivision – Phase 2 the intersection of Maloneyville Road at Whisper Ridge Lane will operate as follows. The eastbound approach (Whisper Ridge Lane) will operate at a LOS A during both the AM and PM peak hours and the northbound approach (Maloneyville Road) will operate at a LOS A during both the AM and PM peak hours.

The 95% queue length is defined as the queue length that has only a 5-percent probability of being exceeded during the analysis time period. The 95% queue length is typically used to determine the length of turning lanes in order to minimize the risk of blockage.

The eastbound approach (Whisper Ridge Lane) has an existing storage length of 75 feet before the vehicle queue would exceed the boulevard entrance. The unsignalized intersection capacity analysis shows the full buildout 95% queue length for Whisper Ridge Lane of less than one vehicle length during the AM and PM peak hours; therefore, the queue is not expected to exceed the length of the boulevard entrance.

At the intersection of Maloneyville Road at Whisper Ridge Lane neither a northbound left turn lane nor a southbound right turn lane is warranted during the AM or PM peak hours per the Knox County Department of Engineering and Public Works handbook, "Access Control and Driveway Design Policy."

Maloneyville Road is classified as Major Collector per the Major Road Plan. The minimum intersection spacing required on a collector road is 300 feet per the "Knoxville-Knox County Subdivision Regulations" amended through October 6, 2022. Whisper Ridge Lane is located approximately 1,100 feet south of McNeely Road and approximately 2,400 feet north of Wise Springs Road; therefore, the minimum separation on a collector is met and no change is necessary.

The minimum required sight distance for a road with a posted speed limit of 30 mph is 300 feet in each direction in accordance with the "Knoxville-Knox County Subdivision Regulations" amended through October 6, 2022.

At 15 feet from the edge of pavement the intersection sight distance is approximately 1,045 feet looking left and approximately 465 feet looking right. Attachment 9 includes pictures of the intersection sight distance at the intersection of Maloneyville Road at Whisper Ridge Lane.

**Whisper Ridge Subdivision – Phase 2
Transportation Impact Analysis
September 17, 2024**

Ardurra recommends that the intersection sight distance be certified by a land surveyor prior to construction in order to verify that Maloneyville Road has adequate intersection sight distance at the existing subdivision entrance to comply with Knox County Engineering and Public Works guidelines.

The proposed Whisper Ridge Subdivision – Phase 2 layout includes the extension of Shadow Branch Lane with a straight stretch of roadway ending in a cul-de-sac and a new Road “B” that will connect to Shadow Branch Road creating a loop road. A straight stretch of roadway in a subdivision layout can encourage higher vehicle speeds. Ardurra recommends the consideration of traffic calming measures including but not limited to speed humps and speed tables. Ardurra recommends that any future traffic calming improvements be reviewed, coordinated and approved by Knox County Engineering and Public Works.

Ardurra recommends that any future intersection improvements be reviewed, coordinated and approved by Knox County Engineering and Public Works.

Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

Alternative Design Standards Requiring Planning Commission Approval

Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County

Section 3.03.E.1.e – Maximum grade of private right-of-way

Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots

Section 3.04.H.2 – Maximum grade, public streets

Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots

Section 3.04.A.3.c – Right-of-way dedication, new subdivisions

Section 3.04.F.1 – Right-of-way reduction, local streets

Section 3.04.G.1 – Pavement width reduction, local streets

Section 3.04.H.3 – Intersection grade, all streets

Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones

Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones

Section 3.11.A.2 – Standard utility and drainage easement

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision 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.


Signature


Printed Name


Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the minimum horizontal curve radius from 250 ft to 200 ft for Road "B" from STA 11+50.23 to 14+54.69 do to topography and limited width of the property.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested
(to be completed during review process): YES NO

Engineering Comments:

5. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested
(to be completed during review process): YES NO

Engineering Comments:



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Ball Homes, LLC

Applicant Name

Affiliation

8/20/2024

Date Filed

10/3/2024

Meeting Date (if applicable)

10-SC-24-C / 10-D-24-DP

File Number(s)

CORRESPONDENCE

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

Brian Stephens Ball Homes, LLC

Name / Company

3609 Walden Dr. Lexington KY 40517

Address

859-268-1191 / bstephens@ballhomes.com

Phone / Email

CURRENT PROPERTY INFO

Gary Butler

Owner Name (if different)

576 Tazewell Pike Lutell TN 37779

Owner Address

865-992-5304

Owner Phone / Email

0 SHADOW BRANCH LN / 0 MCNEELY RD

Property Address

30 20811, 20812, 030KB045, 046, 047, 048, 049, 050, 051, 052

Parcel ID

Part of Parcel (Y/N)?

34.2 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Detached residential subdivision	

SUBDIVISION REQUEST

Whisper Ridge	Related Rezoning File Number
Proposed Subdivision Name	
<u>Unit 2</u>	<u>102</u>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		

3

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Ball Homes, LLC Please Print	8/20/2024 Date
---------------------	--	--------------------------

Phone / Email		
Property Owner Signature	Gary Butler Please Print	8/20/2024 Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Ball Homes, LLC

Developer

Applicant Name

Affiliation

8/19/24

October 3, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

10-SC-24-C
10-D-24-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

Brian Stephens

Ball Homes, LLC

Name

Company

3609 Walden Drive

Lexington

KY

40517

Address

City

State

ZIP

859.268.1191

bstephens@ballhomes.com

Phone

Email

CURRENT PROPERTY INFO

Gary Butler

576 Tazewell Pike Luttrell, TN 37779

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5478 Shadow Branch Ln Corryton, TN 37721

03020812 & Lot 64R (Plat #202407170003281)

Property Address

Parcel ID

Knoxville Utilities Board

Northeast Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

SUBDIVISION REQUEST

Whisper Ridge
Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel 102
Total Number of Lots Created

Other (specify) _____
 Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change Plan Amendment Change
Proposed Zoning _____
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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	0102	Total \$1,600.00
Fee 2		
Fee 3		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:
1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

[Signature] Ball Homes, LLC 7/25/24
Applicant Signature Please Print Date

0591-268-1191 BSTEPHENS@BALLHOMES.COM
Phone Number Email

Mary Butler GARY BUTLER 08/20/2024, SG
Property Owner Signature Please Print Date Paid

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

09/20/2024

Date to be Posted

10/04/2024

Date to be Removed

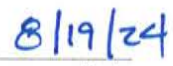
Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting


Applicant Signature


Applicant Name


Date

10-SC-24-C; 10-D-24-DP

FILE NUMBER