



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 9-D-24-DP

AGENDA ITEM #: 27

AGENDA DATE: 9/12/2024

▶ **APPLICANT:** JUSTIN HARVEY

OWNER(S): PMKJH HOLDINGS LLC

TAX ID NUMBER: 104 06901

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 8813 BALL CAMP PIKE

▶ **LOCATION:** North side of Ball Camp Pike, east of Middlebrook Pike

▶ **APPX. SIZE OF TRACT:** 4.02 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access will be via Schaad Road, a median-divided minor arterial street that is currently under construction.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

▶ **ZONING:** PR (Planned Residential) up to 5 du/ac, PR (Planned Residential) up to 12 du/ac

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Apartment and townhome development

DENSITY PROPOSED: 10.45 du/ac

HISTORY OF ZONING: In 2020, this property was rezoned from A to PR up to 5 du/ac (12-F-19-RZ). In 2024, a large portion of the property was rezoned from PR up to 5 du/ac to PR up to 12 du/ac (6-N-24-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural)

South: Agriculture/forestry/vacant land, single family residential, multifamily residential - A (Agricultural)

East: Single family residential - A (Agricultural)

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The surrounding area consists of residential, recreational, institutional and modest commercial uses. There are two parks across the street from the property, Nicholas Ball Park and Ball Camp Park. Ball Camp Elementary School is located nearby to the southwest.

STAFF RECOMMENDATION:

▶ **Approve the development plan for a 12-unit townhouse and 30-unit multifamily development and a reduction of the peripheral setback along the western boundary from 35 ft to 30 ft for principal structures and to 20 ft to allow for multi-level decks encroachment, subject to 7 conditions.**

- 1) During permitting phase, providing complete architectural plans including elevation drawings with building materials to be used for review and approval by Planning staff to ensure that the development is consistent with the recommended housing forms of the SMR (Suburban Mixed Residential) place type.
- 2) During permitting phase, providing a detailed landscape plan for review and approval by Planning Commission staff.
- 3) Providing a sidewalk connection from Schaad Road to the proposed internal sidewalks, if the slope allows for ADA compliance. Alternative pedestrian access may be provided with the approval of the Knox County Department of Engineering and Public Works.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to, ensuring that the proposed driveway meets access control standards.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Installing all landscaping, as shown in the detailed landscape plan, within six months of issuance of an occupancy permit for this project or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
- 7) 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 an MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

COMMENTS:

This request is for a 12-unit townhouse and 30-unit multifamily development. The multifamily structure is 2-storied on the front and 3-storied on the rear side (along the western property boundary). The townhouse units are proposed within two structures – a 3-story structure along the northern property boundary that accommodates 8 units and a 2-story townhouse on the opposite side of the former that accommodates 4 units. The applicant has provided preliminary drawings for the 3-story townhouse and shared example photos of design directions for the 2-story townhouse and the multifamily structure (Exhibit B). As described below in the ‘Future Land Use Map’ section, further review would be required to ensure that the development plan satisfies the criteria for approval.

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 (k) (Planned Residential) up to 12 du/ac with one condition, PR (Planned Residential) up to 5 du/ac:
- A. The PR zone is intended to provide flexibility for different types of residential development including houses, duplexes, and multi-dwelling structures. There are several matured trees and some slopes in the property that would benefit from the flexibility permitted by the PR zone to cluster development in the most optimal area.
 - B. An approximate 0.64-acre portion on the northwest corner of the property is zoned for a density up to 5 du/ac, while the remaining portion of this 4.01-acre property has an approved density up to 12 du/ac. The County Commission added a condition to the approval of the latter that no more than 43 units can be built on this entire property (6-N-24-RZ). This development plan proposes 42 units in total.
 - C. The site layout conforms to the setback, lot coverage, landscaping, and parking requirements of the zone. The proposed structures meet the maximum height restriction of 3 stories for houses in the PR zone. The recommended reduction of the peripheral setback would allow flexibility for façade variations and is supplemented by a Type C landscape screen. The adjacent property to the west also has additional vegetation.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Create neighborhoods with a variety of housing types and amenities in close proximity. (Policy 5) – The proposed development has a mix of townhouses and multifamily units and there are community-serving amenities such as Ball Camp Elementary School, Nicholas Ball Park, and Ball Camp Park nearby.
- B. Encourage development practices that conserve and connect natural features and habitat. (Policy 7) – The development proposes to retain all the mature trees located on the southeast portion of the site and largely avoids the vegetated steep portion on the northwest corner of the property.

3) FUTURE LAND USE MAP

- A. The property is designated as the RC (Rural Conservation) and SMR (Suburban Mixed Residential) place types. The proposed development is located primarily on the SMR portion. The SMR place type calls for a mix of housing types, including small-scale multifamily housing. The place type specifies a building height maximum of 3 stories and a front setback of 20-30 ft, and stipulates that multiplexes and townhouses have the scale of a single family home.

The proposal meets the form attributes of building height and setbacks and will be expected to meet the stipulation for multiplexes and townhouses to be of single-family scale. While the façade variation in the multifamily units and the use of separate structures for the townhouse units are intended to provide a house-like scale, the submitted drawings are preliminary in nature. The exact sizes of the form and building materials for the 2-story townhouse and the multifamily structure are unknown at this time. Therefore, staff recommends a condition for approval of complete architectural plans during the permitting phase to ensure that the development is consistent with the recommended housing forms of the SMR place type (Condition 1). C. Walking is considered to be a secondary transportation mode for this place type. Staff recommends providing a sidewalk connection to Schaad Road, subject to the feasibility of meeting ADA accessibility standards.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

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

ESTIMATED TRAFFIC IMPACT: 437 (average daily vehicle trips)

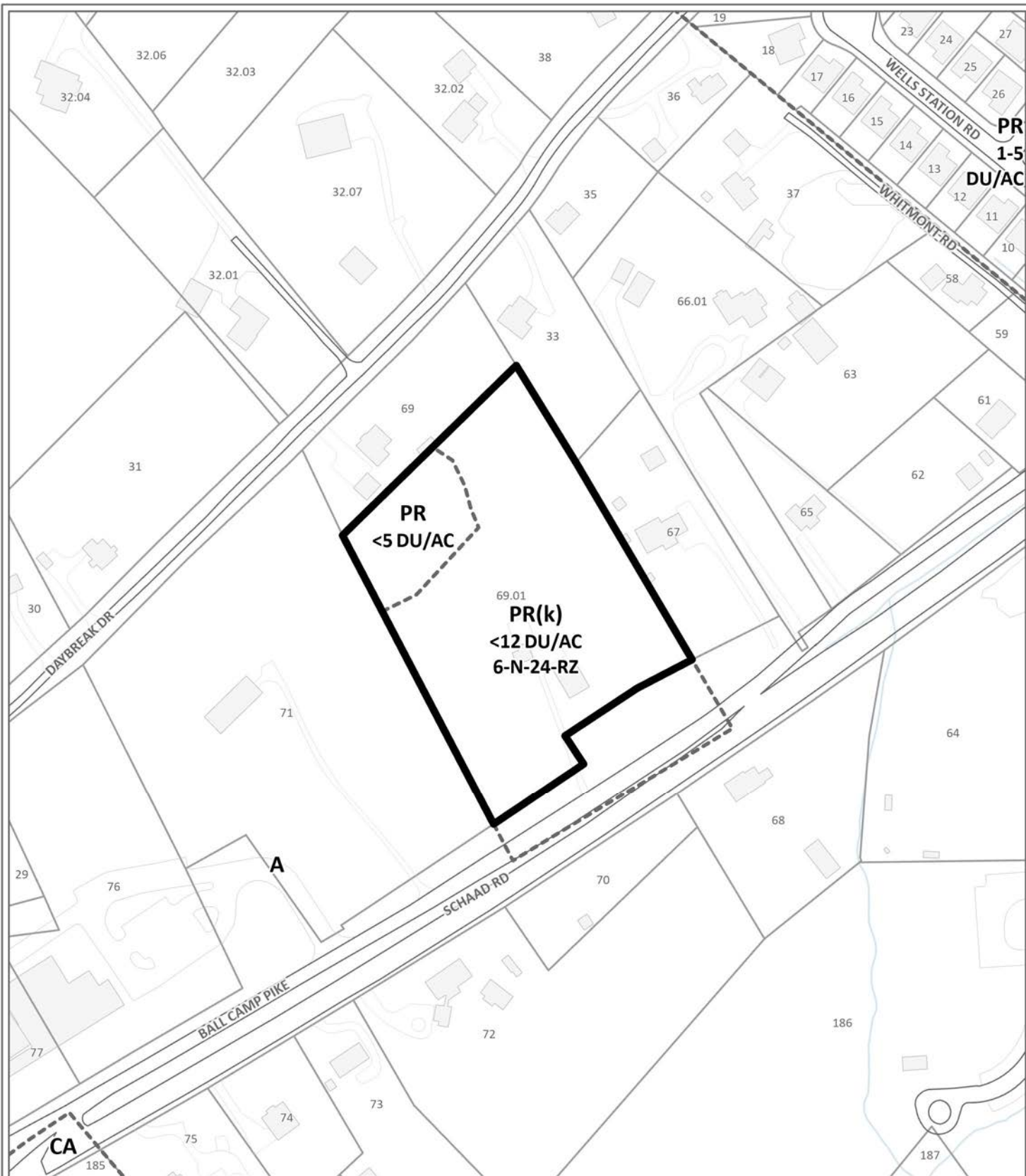
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (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.

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).



DEVELOPMENT PLAN

9-D-24-DP

Petitioner: Justin Harvey



42-unit apartment and townhomes development in PR (Planned Residential) up to 5 du/ac, PR (Planned Residential) up to 12 du/ac

Map No: 104
Jurisdiction: County

Original Print Date: 8/22/2024

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

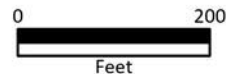
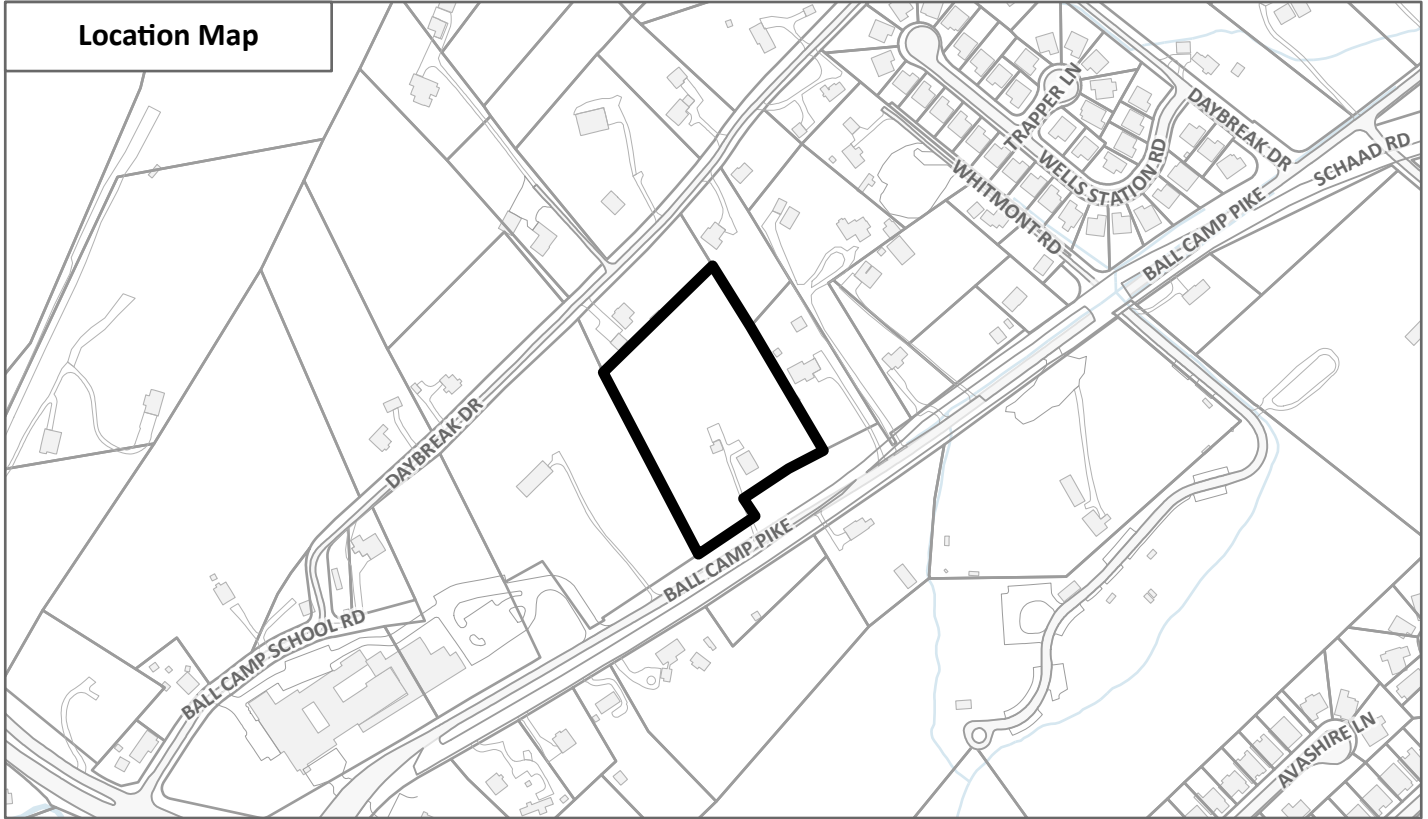


Exhibit A. Contextual Images

Location Map



Aerial Map

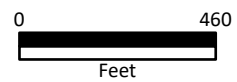


CONTEXTUAL MAPS 1

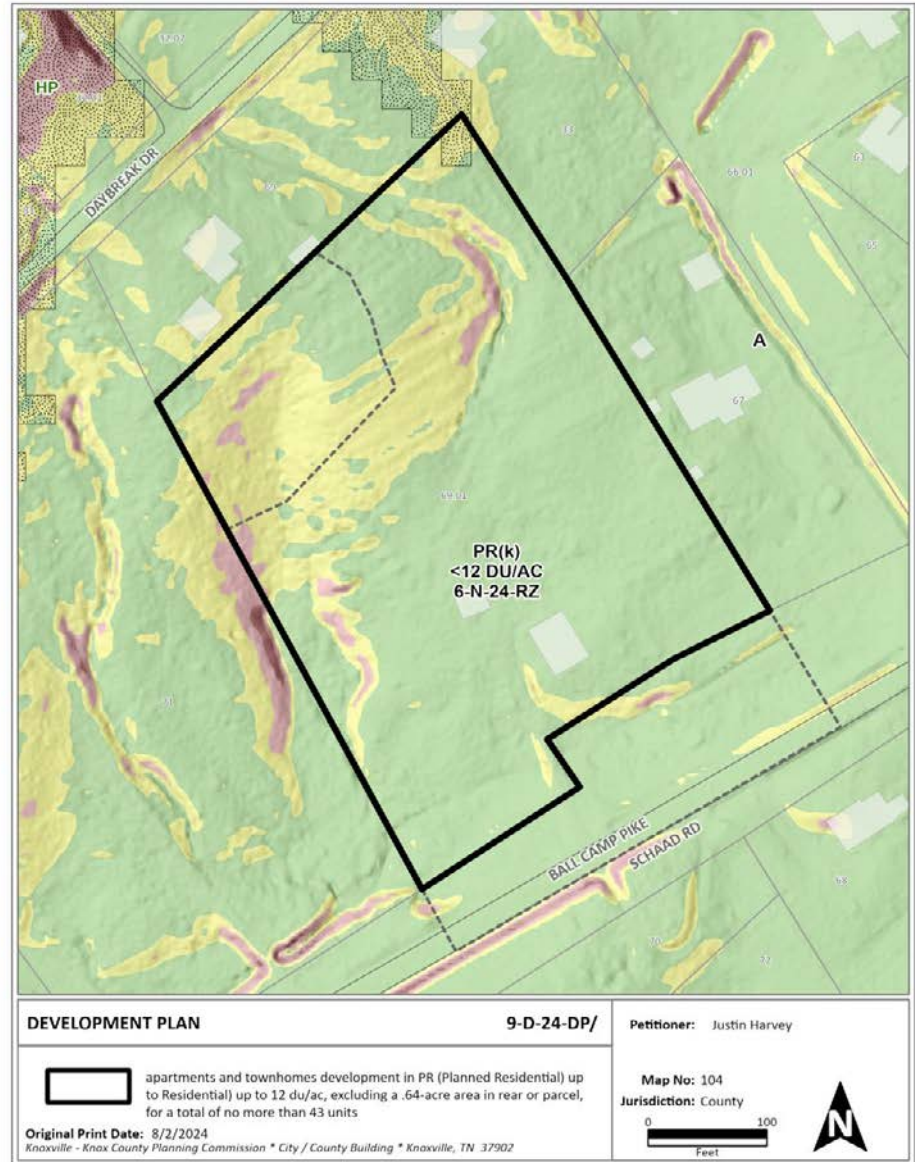
9-D-24-DP

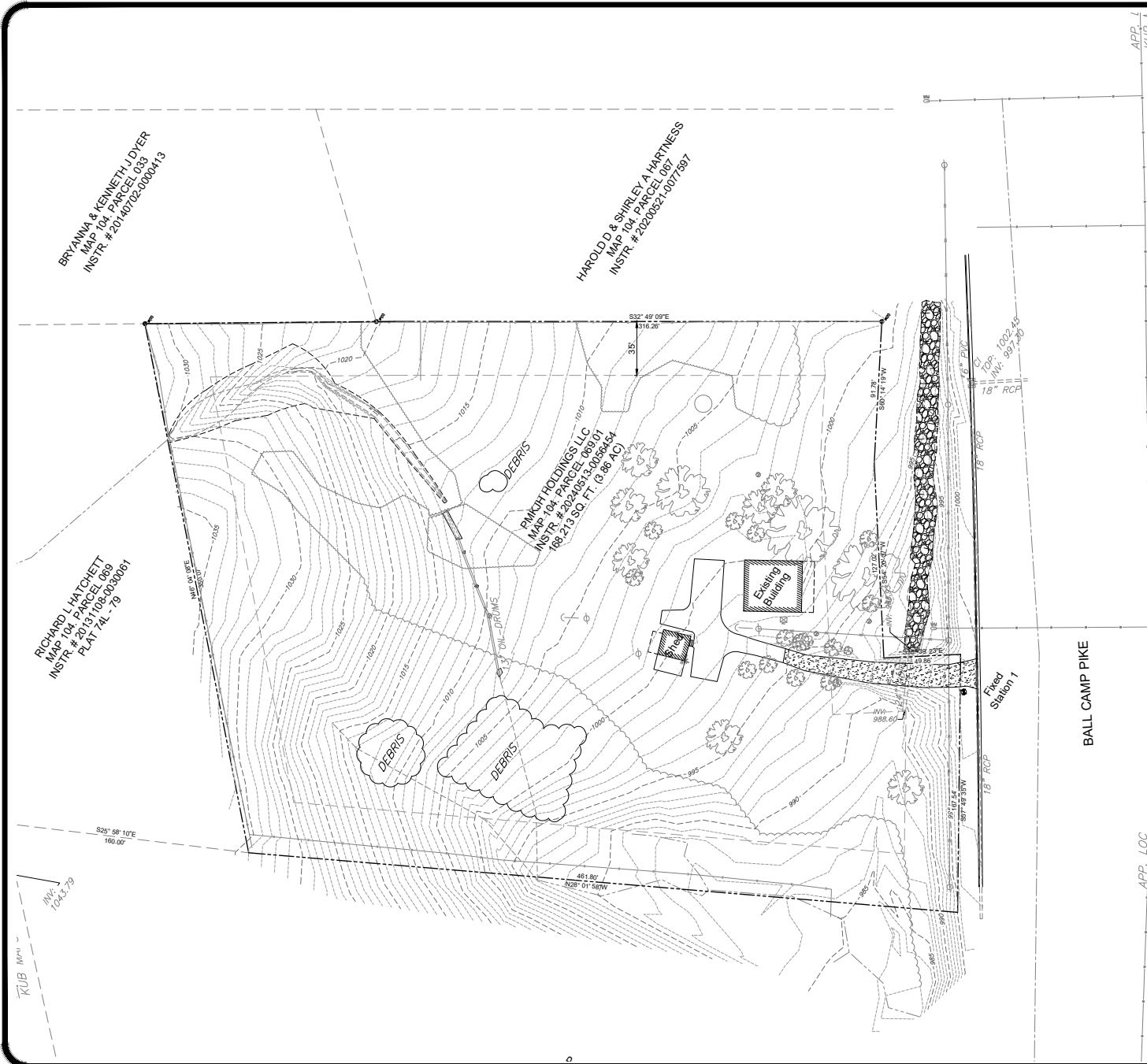


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	4.021		
Non-Hillside	3.999	N/A	
0-15% Slope	0.003	100%	0.003
15-25% Slope	0.019	50%	0.009
25-40% Slope	0.000	20%	0.000
Greater than 40% Slope	0.000	10%	0.000
Ridgetops			
Hillside Protection (HP) Area	0.022	Recommended disturbance budget within HP Area (acres)	0.012
		Percent of HP Area	57.2%





BRYANNA R. KENNETH J. DYER
MAP 104 PARCEL 053
INSTR. # 20140702-0000473

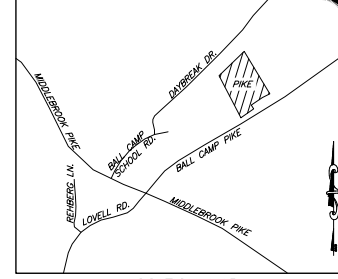
HAROLD D. SHIRLEY A. HARTNESS
MAP 104 PARCEL 067
INSTR. # 20200521-0077397

RICHARD J. HATCHETT
MAP 104 PARCEL 059
PLAT 74L - 79

PMKJH HOLDINGS LLC
MAP 104 PARCEL 069D
INSTR. # 20210913-0038454
168-213 SQ. FT. (3.88 AC)

APP. 1
KUB 1

APP. LOC
KUB MAPS

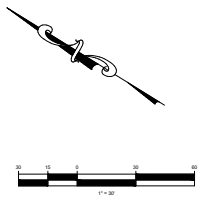


General Demolition Notes

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to one call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

Survey Notes

- Survey by:
Land Development Solutions
310 Simmons Road
Suite K
Knoxville, TN 37922
Phone: 865-671-2281
- Utility information is based on information obtained from the utility providers. Underground utility locations shown are taken from historical drawings and shall not be relied upon as exact locations. The contractor is responsible for determining the accuracy of this information.



Project
Ball Camp Residential
8813 Ball Camp Pike
PMKJH Holdings, LLC
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE 104 KNOXVILLE, TENNESSEE 37922
PH: 865-671-2281

Drawing Description:
Existing Conditions

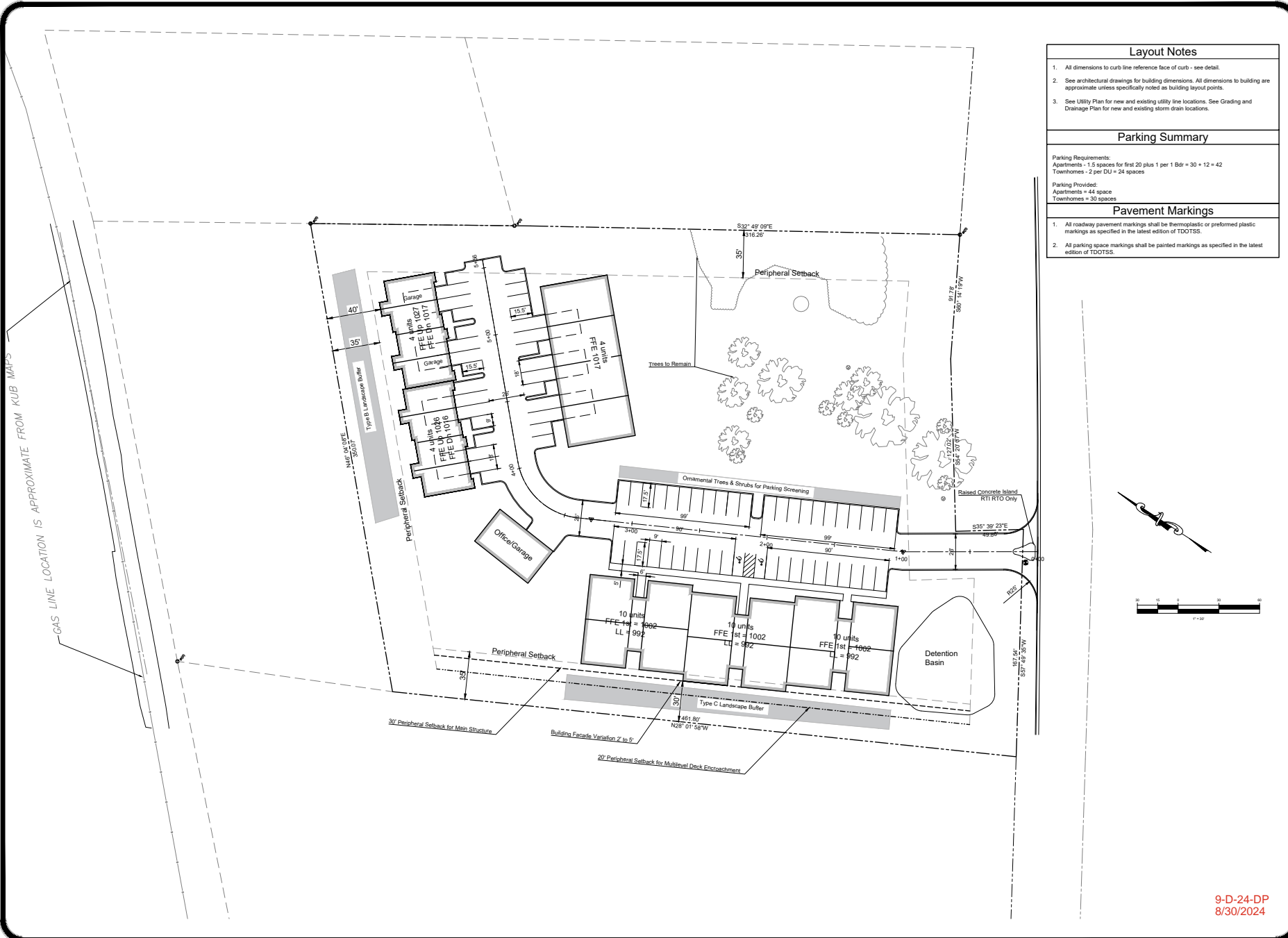
No.	Date	Revision

Drawn By
Checked
Approved
Job No: 2024060
1"=30' 5-16-24
Scale Date

C001
Sheet No.

9-D-24-DP
7/29/2024

Not For Construction For Review Only

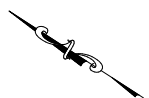


GAS LINE LOCATION IS APPROXIMATE FROM KUB MAPS

Layout Notes	
1.	All dimensions to curb line reference face of curb - see detail.
2.	See architectural drawings for building dimensions. All dimensions to building are approximate unless specifically noted as building layout points.
3.	See Utility Plan for new and existing utility line locations. See Grading and Drainage Plan for new and existing storm drain locations.

Parking Summary	
Parking Requirements:	Apartments - 1.5 spaces for first 20 plus 1 per 1 Bdr = 30 + 12 = 42 Townhomes - 2 per DU = 24 spaces
Parking Provided:	Apartments = 48 space Townhomes = 30 spaces

Pavement Markings	
1.	All roadway pavement markings shall be thermoplastic or preformed plastic markings as specified in the latest edition of TDOTSS.
2.	All parking space markings shall be painted markings as specified in the latest edition of TDOTSS.



Project: Ball Camp Residential
 8813 Ball Camp Pike
 PMKJH Holdings, LLC
 Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS
 310 SIMMONS RD., SUITE 100 KNOXVILLE, TENNESSEE 37922
 PH: 662-57-12261

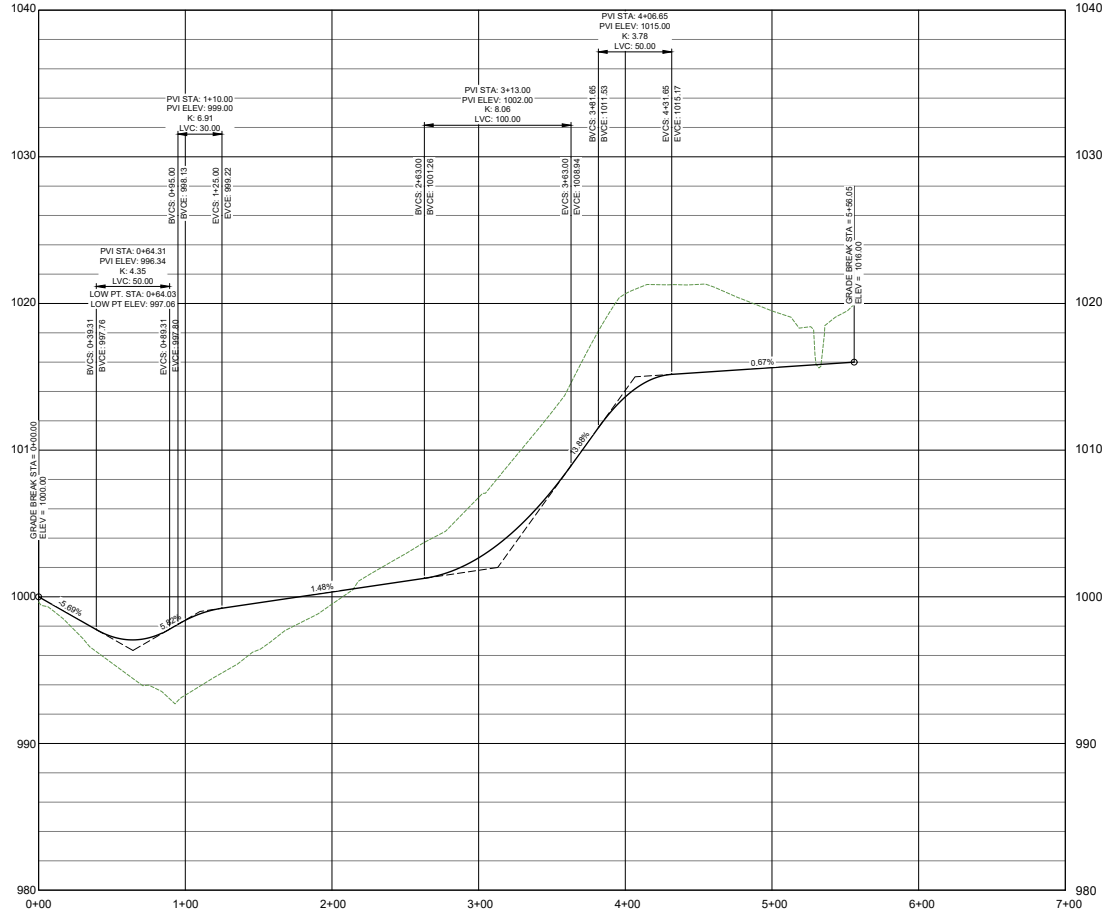
Drawing Description: Site Layout Plan

No.	Date	Revision

Drawn By: _____
 Checked: _____
 Approved: _____
 Job No: 2024060
 1"=30' 8-23-24
 Scale Date
C101
 Sheet No.

9-D-24-DP
8/30/2024

Not For Construction For Review Only



9-D-24-DP
8/26/2024

Project
Ball Camp Residential
8813 Ball Camp Pike
PMKJH Holdings, LLC
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE 104 KNOXVILLE, TENNESSEE 37922
PH: 662-671-9281

Drawing Description:
Driveway Profile

No.	Date	Revision

Not For Construction For Review Only

Drawn By:
Checked:
Approved:
Job No.: 2024060

1"=40' 8-23-24
Scale Date

C102
Sheet No.

Exhibit B: Design Directions

For multifamily structure



For two-story townhomes (south of the proposed driveway)





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

Justin Harvey

Applicant Name

Affiliation

7/29/2024

Date Filed

9/12/2024

Meeting Date (if applicable)

9-D-24-DP

File Number(s)

CORRESPONDENCE

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

Justin Harvey

Name / Company

1131 Anthem View Lane Knoxville TN 37922

Address

865-548-5330 / justin@pineblufftn.com

Phone / Email

CURRENT PROPERTY INFO

PMKJH HOLDINGS LLC

Owner Name (if different)

Owner Address

Owner Phone / Email

8813 BALL CAMP PIKE

Property Address

104 06901

Parcel ID

Part of Parcel (Y/N)?

4.02 acres

Tract Size

West Knox Utility District

Sewer Provider

West 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 <input type="checkbox"/> Hillside Protection COA <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-residential Home Occupation (specify) _____ Other (specify) 42-unit apartment and townhomes development	Related City Permit Number(s)
--	---------------------------------------

SUBDIVISION REQUEST

Proposed Subdivision Name 	Related Rezoning File Number
Unit / Phase Number 	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) _____	
Proposed Density (units/acre) Previous Rezoning Requests	
Additional Information _____	

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 \$500.00	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	Fee 2	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	Justin Harvey Please Print	7/29/2024 Date
Property Owner Signature	PMKJH HOLDINGS LLC Please Print	7/29/2024 Date

Phone / Email _____



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

Justin Harvey

Applicant Name

7/29/24

Date Filed

September 12th

Meeting Date (if applicable)

Owner

Affiliation

File Number(s)

9-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

Justin Harvey

Name

1131 Anthem View Ln

Address

865 548-5330

Phone

Company

Knoxville

City

justin@pineblufftn.com

Email

TN

State

37922

ZIP

CURRENT PROPERTY INFO

Justin Harvey

Property Owner Name (if different)

8813 Ball Camp Pike 37931

Property Address

865 548-5330

Property Owner Phone

Parcel ID

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) _____

Site Plan Attached

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number
 Combine Parcels
 Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
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

Justin Harvey

7/27/24

Please Print

Date

865 548-5330

justin@pineblufftn.com

Phone Number

Email

Property Owner Signature

Justin Harvey

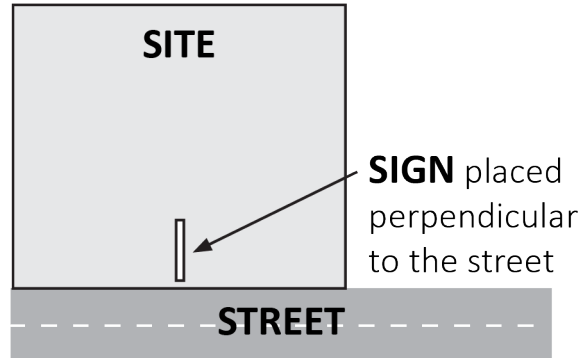
7/29/2024

OI

Please Print

Date Paid

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