



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 8-SB-25-C

**AGENDA ITEM #:** 41

8-G-25-DP

**AGENDA DATE:** 8/14/2025

► **SUBDIVISION:** VALIARIANO PROPERTY ON BALL CAMP PIKE

► **APPLICANT/DEVELOPER:** SCOTT SMITH

OWNER(S): Daniel and Alina Grozav

TAX IDENTIFICATION: 91 20103

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7507 BALL CAMP PIKE

► **LOCATION:** Northwest side of Ball Camp Pike, north and west of Valley Grove Ln

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

FIRE DISTRICT: Karns Fire Department

WATERSHED: Grassy Creek

► **APPROXIMATE ACREAGE:** 5.05 acres

► **ZONING:** PR(k) (Planned Residential) up to 8 DU/AC, with a condition

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

► **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - PR(k) (Planned Residential) up to 8 du/ac, with conditions  
South: Single family residential, railroad right-of-way - A (Agricultural)  
East: agriculture/forestry/vacant land, single family residential, public/quasi public land (church) - PR(k) (Planned Residential) up to 8 du/ac, with conditions, A (Agricultural)  
West: rural residential - A (Agricultural)

► **NUMBER OF LOTS:** 40

SURVEYOR/ENGINEER: David Harbin Batson, Himes, Norvell, & Poe

ACCESSIBILITY: Access is via Ball Camp Pike, a major collector with a pavement width of 19 ft within a right-of-way which varies from 50 ft to 65 ft.

► **SUBDIVISION VARIANCES REQUIRED:** Variances.  
None.

## ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL

1. Reduce street frontage from 25 ft to 24 ft in the Planned Residential zone.

## ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING

**COMMISSION APPROVAL NOT REQUIRED)**

**1. None.**

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**STAFF RECOMMENDATION:**

- **Approve the alternative design standard based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.**

**Approve the Concept Plan subject to 9 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. 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Providing a Type B landscape screen along the eastern boundary (Exhibit B). Existing trees that remain can count toward this requirement.
7. Certifying that the required sight distance is available along Ball Camp Pike in both directions at the Road A intersection, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
8. Providing a 50-ft wide right-of-way stub-out from Road A to the property to the north (parcel 091 201). 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.
9. 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 as caused by the development, 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.

- **Approve the development plan for up to 40 attached houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the conditions of the rezoning case 11-A-24-RZ.
2. The maximum height will be 35 ft for attached houses.

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 is a request for a 40-lot townhome subdivision that will be accessed off Ball Camp Pike near Lobetti Road.

**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**

A. The property is zoned PR (k) (Planned Residential) with a density of up to 8 du/ac, subject to 1 condition: during development plan review, ensuring that property has viable access to Schaad Rd. If access to Schaad Rd is not feasible, the property owner will be required to make appropriate improvements to Ball Camp Pike as deemed necessary by Knox County Engineering and Public Works and will enter into a memorandum of understanding for such improvements with every effort made to respect the easement that parallels Valley Grove Lane on the other side of Ball Camp Pike. No road improvements are required currently for the development of this size.

B. The applicant is proposing to subdivide this 5.05-acre tract into 40 lots with attached houses. The development will yield a density of 7.9 du/ac. The PR zone allows attached 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

C. The height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 2 stories. The maximum height of all buildings will be 35 ft, which is consistent with the zoning requirements for residences in the area.

D. The applicant is requesting a reduction in the peripheral boundary on all boundary lines. The Planning Commission may reduce the set back to 15 ft adjacent to the Agricultural zone.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property's land use classification is SR (Suburban Residential) on the Future Land Use Map. Attached houses are considered a secondary use in the SR place type. Attached residential structures such as duplexes, multiplexes, and townhomes should have the scale of a single family home. The attached houses are 2 stories, which meets these criteria.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 5 seeks to create neighborhoods with a variety of housing types and amenities in close proximity. The townhome development, just over a mile from Amherst Elementary School, provides a housing type other than single family homes along this section of Ball Camp Pike.

B. Landscape screening has been added to adjacent properties with single family homes. This is consistent with Implementation Policy 2.1, to create buffer or transition standards between higher density developments.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban 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. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 419 (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.

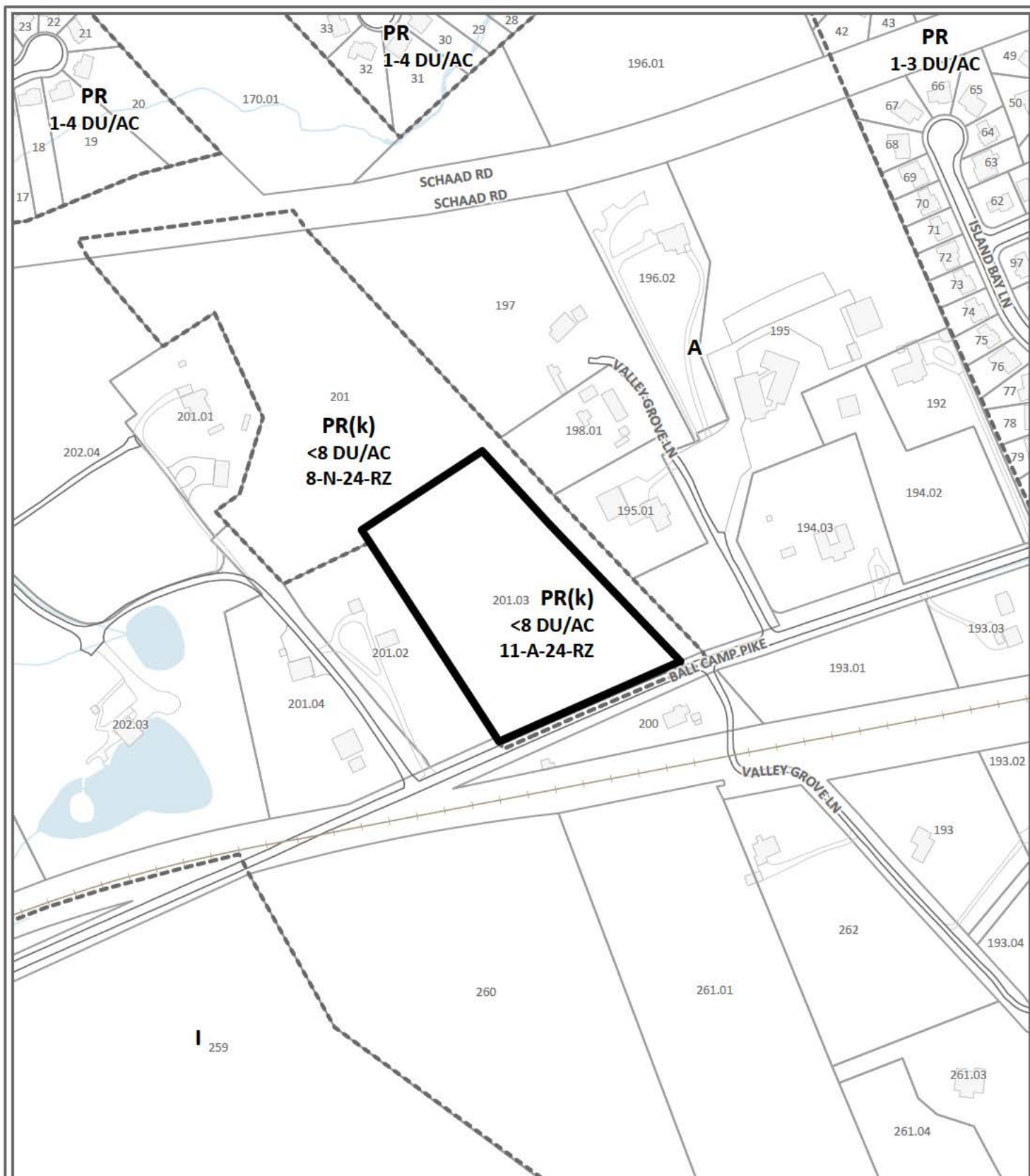
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Amherst 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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.



**CONCEPT PLAN / DEVELOPMENT PLAN**

**8-SB-25-C / 8-G-25-DP**

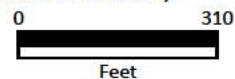
**Petitioner:** Scott Smith



Attached residential subdivision in PR(k) (Planned Residential with condition) <8 DU/AC

**Map No:** 91

**Jurisdiction:** County



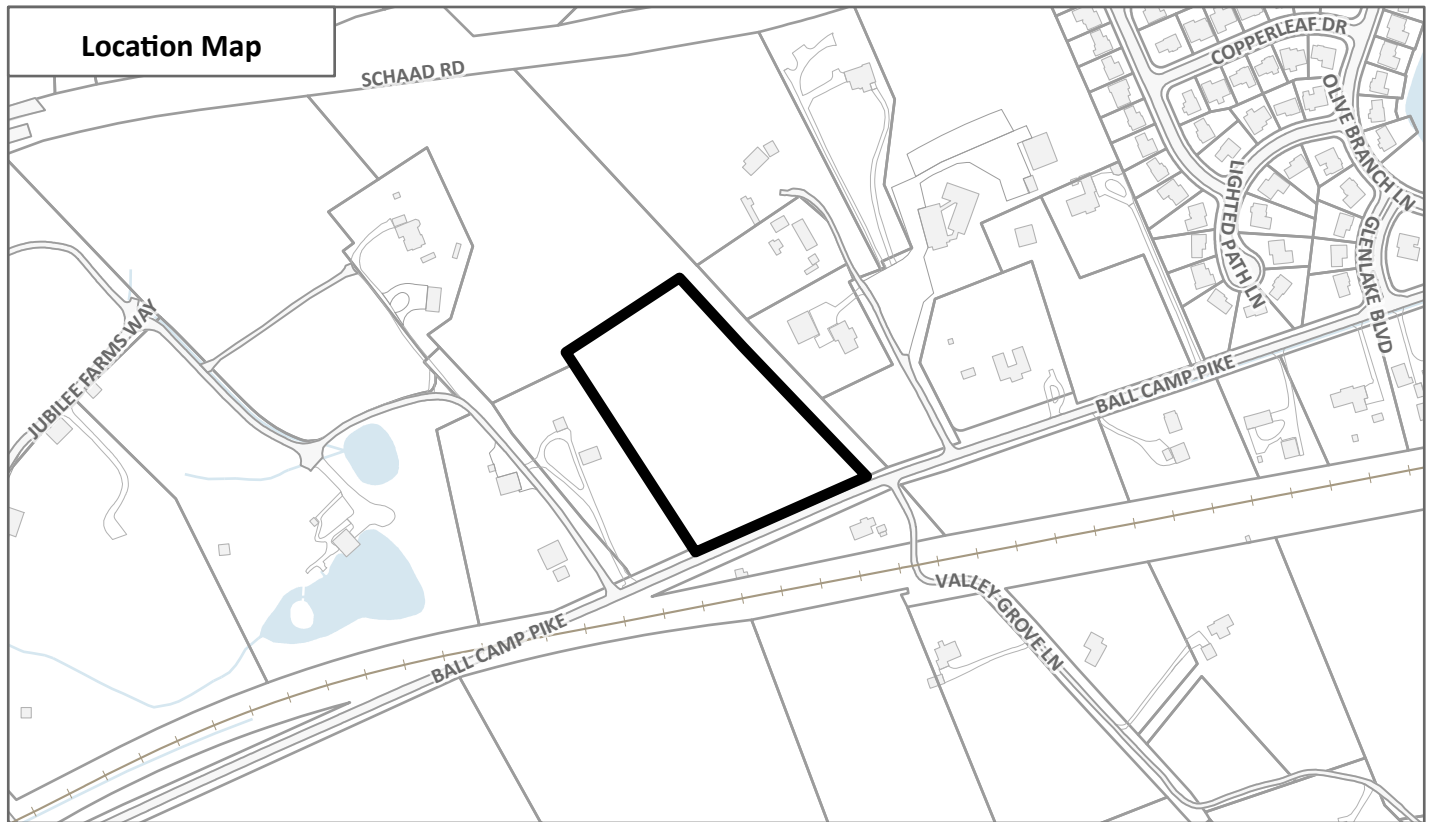
**Original Print Date:** 6/27/2025

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



## Exhibit A. Contextual Images

Location Map



Aerial Map

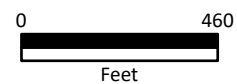


CONTEXTUAL MAPS 1

8-G-25-DP / 8-SB-25-C



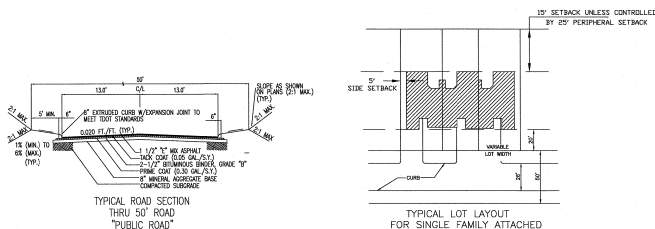
Case boundary



NOTE: CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.



## Type "B" Screen: Continuous

**APPROPRIATE LOCATION:** Screening parking and loading areas from adjoining residential and office districts

**NOTE:** Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- Two offset rows of evergreen shrubs



- A continuous row of evergreen shrubs on a 3 ft. high earth berm



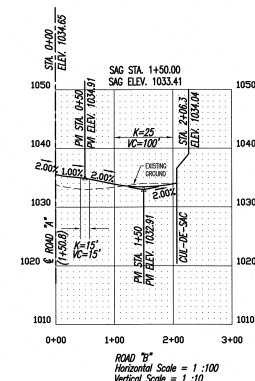
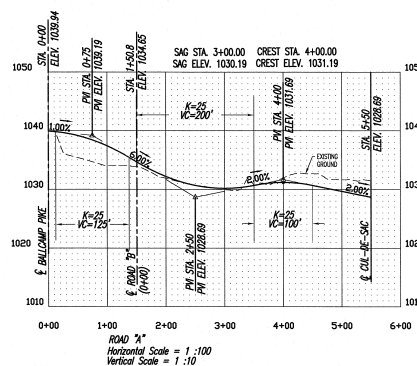
- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



- One row of evergreen trees with branches touching the ground



Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902 | 865.215.2500



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE  
LAW OF THE STATE OF MISSISSIPPI. I HAVE EXAMINED THE PLAN AND ACCOMPANYING DRAWINGS,  
SPECIFICATIONS AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS  
OF THE MISSISSIPPI-ARIZONA COUNTY SUBDIVISION REGULATIONS CERTIFY AS HAS BEEN SETFORTH AND DETAIL  
IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

*David B. Hall*

OWNER/DEVELOPER  
**REECE VALIARIANO**  
405 MONTBROOK LN  
KNOXVILLE TN, 37919  
(865) 202-8832

25653-C

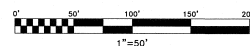
SHEET 1 OF 1 SHEET(S)  
D:\25653\25653-CA



**BATSON, HIMES, NORVELL & POE**  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 4334 PAPERMILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE: (865) 588-6472  
 FAX: (865) 588-6473  
 emgill@bhn-p.com

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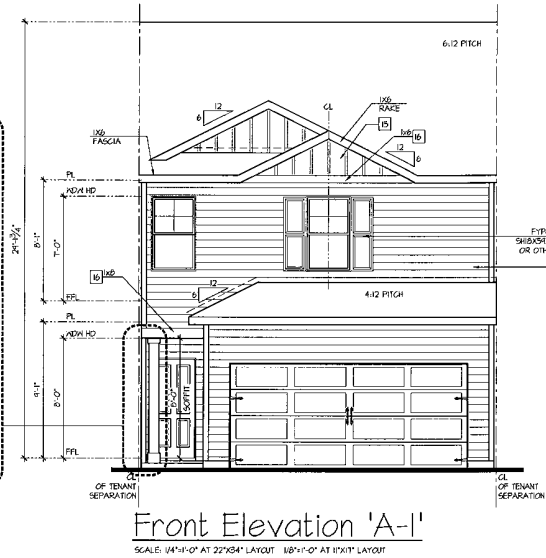
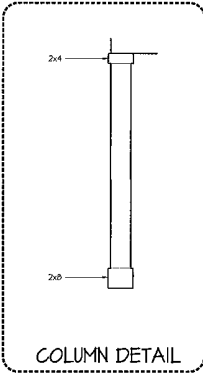
SCALE
HORIZONTAL: 1"=
VERTICAL: 2' INT
DATE
6/16/25



CONCEPT PLAN & USE ON REVIEW PLAN FOR  
VALIARIANO PROPERTY ON BALLCAMP PIKE

TAX MAP 91 PARCEL 201.03  
H CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

NOTES:	
• GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.	
• WINDOW HEAD HEIGHTS: 1ST FLOOR = 7'-0" UNO. ON ELEVATIONS. 2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.	
• ROOFING: COMPOSITE FITCHED SHINGLE ROOFING SYSTEM PER DEVELOPER.	
• WINDOWS: MANUFACTURER PER DEVELOPER, DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.	
• ENTRY DOOR: AS SELECTED BY DEVELOPER.	
• GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL, AS SHOWN.	
• CHIMNEY: AS OCCURS. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 12'-0" OF CHIMNEY.	
• ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
• PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POSTS, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)	
KEY NOTES:	
MASONRY:	
[1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.	
[2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.	
[3] ADHERED BRICK VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.	
[4] 6" SOLDIER COURSE.	
[5] RAILLOCK COURSE.	
[6] DECORATIVE KEY, SEE DETAIL.	
TYPICALS:	
[7] CORROSION RESISTANT SCREEN COVERED VENTS, SIZE AS NOTED.	
[8] CODE APPROVED TERMINATION CHIMNEY CAP.	
[9] CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT. FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.	
[10] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
SIDING:	
[12] SHAKE SIDING PER DEVELOPER.	
[13] LAP SIDING PER DEVELOPER.	
[14] N/A.	
[15] PANEL SIDING W/ 1X3 BATTIS AT 12" O.C. (BATT SIDING).	
[16] 1X10W OR EQUAL, UNO. SIZE AS NOTED.	
[17] SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.	
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH LOCAL CODES.	



NO.	DATE	REVISION
1	04/04/23	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome  
Series  
(Ohio)  
Tatum

CLIENT'S NAME:

**D.R. HORTON**  
America's Builder

PROJECT NO: GMD21038.3

SHEET TITLE:

\*\*\*\*\*  
EXTERIOR  
ELEVATIONS 'A'

PRINT DATE:

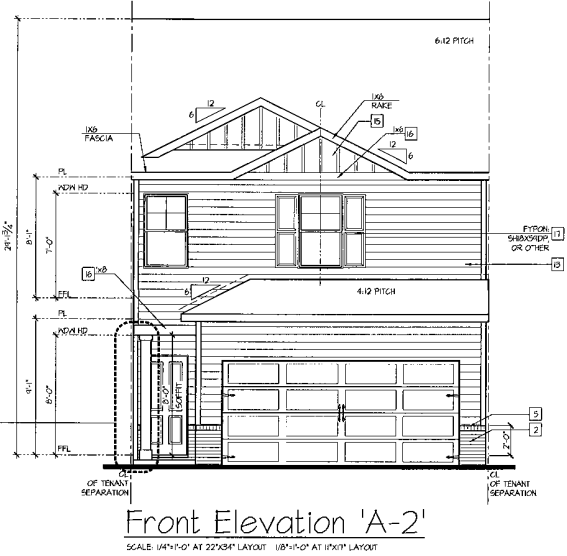
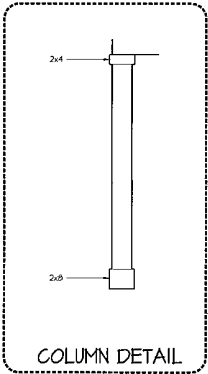
April 04, 2023

SHEET NO:

**A2.5**

FOR  
CONSTRUCTION

NOTES:	
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.	
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- CHIMNEY AS OCCURS. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 12'-0" OF CHIMNEY.	
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)	
KEY NOTES:	
MASONRY:	
[1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.	
[2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.	
[3] ADHERED BRICK VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.	
[4] 8" SOLDIER COURSE.	
[5] RAINLOCK COURSE.	
[6] DECORATIVE KEY. SEE DETAIL.	
TYPICALS:	
[7] CORROSION RESISTANT SCREEN COVERED VENTS. SIZE AS NOTED.	
[8] CODE APPROVED TERMINATION CHIMNEY CAP.	
[9] CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.	
[10] STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[11] ROOFING FINISH. PER SPECS.	
SIDING:	
[12] SHAKE SIDING PER DEVELOPER.	
[13] LAP SIDING PER DEVELOPER.	
[14] NA.	
[15] PANEL SIDING 1/4" 1/3 BATT'S AT 12" O.C. (BATT SIDING)	
[16] 1/2" THIN OR EQUAL. UNO. SIZE AS NOTED.	
[17] BUTTERS. TYPE AS SHOWN. SIZE AS NOTED.	
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIGHTING DEVICES COMPLYING WITH LOCAL CODES.	



NO.	DATE	REVISION
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PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome  
Series  
(Ohio)  
Tatum

CLIENT'S NAME:

**D.R. HORTON**  
*America's Builder*

PROJECT NO: 6MD21038.3

SHEET TITLE:

EXTERIOR  
ELEVATIONS 'A'

PRINT DATE:

April 04, 2023

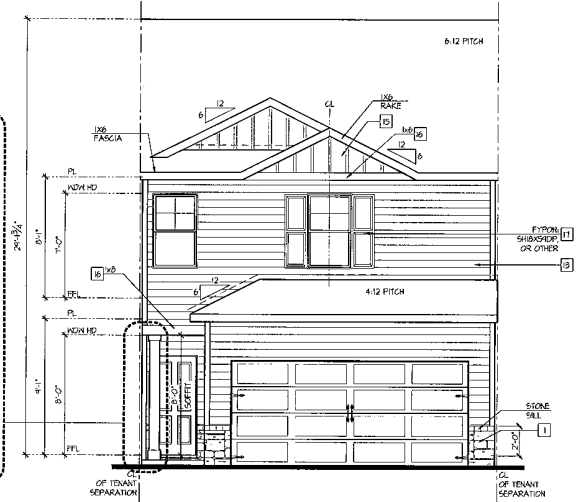
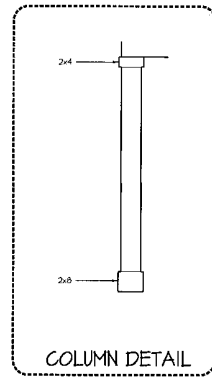
SHEET NO:

A2.5.1

FOR  
CONSTRUCTION



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[13] LAP SIDING PER DEVELOPER.	
[14] N/A.	
[15] PANEL SIDING W/ 1X3 BATTIS AT 12" O.C.	
[16] BATT SIDING.	
[17] 1X6 TRIM OR EQUAL, UNO, SIZE AS NOTED.	
[18] SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.	
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH LOCAL CODES.	



Front Elevation 'A-3'  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 8'X11" LAYOUT

NO.	DATE	REVISION
1	04/04/23	

PROFESSIONAL SEAL

PROJECT TITLE:  
**Townhome Series (Ohio) Tatum**

CLIENT'S NAME:

**D.R. HORTON**  
*America's Builder*

PROJECT NO: 6MD21038.3

SHEET TITLE:

\*\*\*\*\*  
**EXTERIOR ELEVATIONS 'A'**

PRINT DATE:  
April 04, 2023

SHEET NO:  
**A2.5.2**

FOR CONSTRUCTION

NOTES:

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  - 1ST FLOOR = TYP UNO. ON ELEVATIONS.
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KEY NOTES:

MASONRY:

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- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
- 3 ADHERED BRICK VENER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
- 5 RAINLOCK COURSE.
- 6 DECORATIVE KEY, SEE DETAIL.

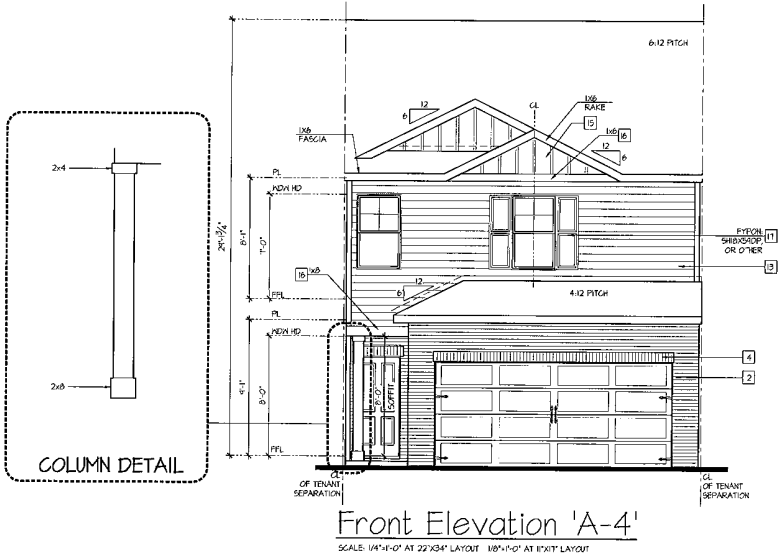
TRIMMALS:

- 1 CORROSION RESISTANT SCREEN COVERED VENTS, SIZE AS NOTED.
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- 3 CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 4 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 5 ROOFING FINISH PER SPECS.

SIDINGS:

- 1 SHAKE SIDING PER DEVELOPER.
- 2 LAP SIDING PER DEVELOPER.
- 3 N/A.
- 4 PANEL SIDING W/ 1/2" BATTIS AT 12" O.C. (BATT SIDING).
- 5 1X TRIM OR EQUAL, UNO. SIZE AS NOTED.
- 6 SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH LOCAL CODES.



NO.	DATE:	REVISION:
1	04/04/23	

PROFESSIONAL SEAL:

PROJECT NAME:

Townhome  
Series  
(Ohio)  
Tatum

CLIENT NAME:

D.R. HORTON  
America's Builder

PROJECT NO.: GMD21038.3

SHEET TITLE:

EXTERIOR  
ELEVATIONS 'A'

PRINT DATE:

April 04, 2023

SHEET NO.:

A2.5.3

FOR  
CONSTRUCTION

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
  - 1ST FLOOR + 7'-0" UNO. ON ELEVATIONS
  - 2ND FLOOR + 7'-0" UNO. ON ELEVATIONS
- ROOFING: COMPOSITE PITCHED SHINGLE ROOFING SYSTEM PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN RESTRICTIONS.
- PROTECTION AGAINST DECAY:  
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POSTS, RAILS, FINGER'S, STEPS AND FLOOR STRUCTURE.)

KEY NOTES:

MASONRY:

- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 ADHERED BRICK VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
- 5 RAINLOCK COURSE
- 6 DECORATIVE KEY. SEE DETAIL.

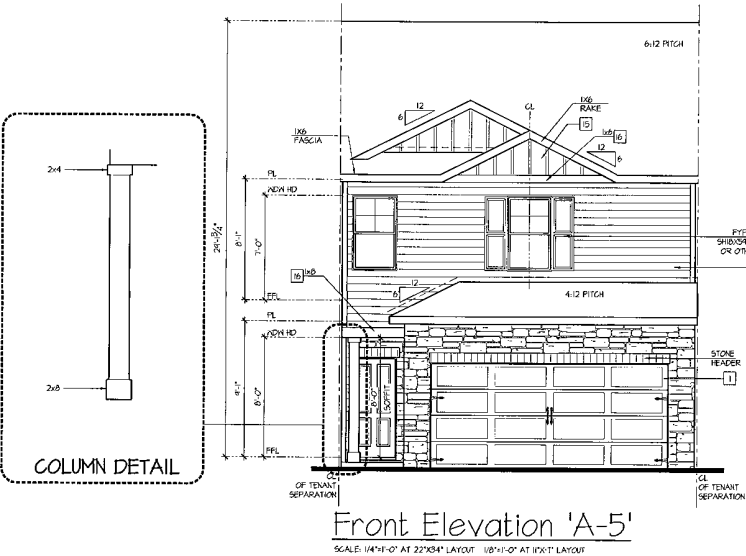
TYPICALS:

- 1 CORROSION RESISTANT SCREEN COVERED VENTS. SIZE AS NOTED.
- 2 CODE APPROVED TERMINATION CHIMNEY CAP.
- 3 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 4 STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 5 ROOFING FINISH PER SPECS

SIDING:

- 1 SHAKE SIDING PER DEVELOPER
- 2 LAP SIDING PER DEVELOPER
- 3 N/A
- 4 PANEL SIDING W/ 1/3 BATTS AT 12" O.C. (BATT SIDING)
- 5 1/2" THICK OR EQUAL UNO. SIZE AS NOTED
- 6 SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE FINISHING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH LOCAL CODES.



NO.	DATE	REVISION
1	04/04/25	

PROFESSIONAL SEAL:

PROJECT TITLE:  
**Townhome  
Series  
(Ohio)  
Tatum**

CLIENT'S NAME:  
**D.R. HORTON**  
*America's Builder*

PROJECT NO: 6MD21038.3

SHEET TITLE:  
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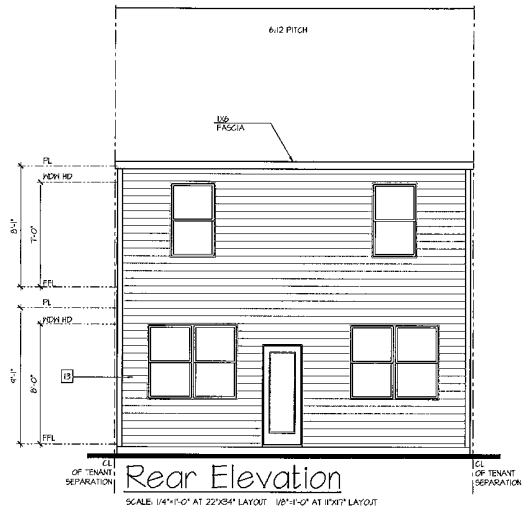
**EXTERIOR  
ELEVATIONS 'A'**

PRINT DATE:  
April 04, 2023

SHEET NO:  
**A2.5.4**

FOR  
CONSTRUCTION

NOTES:	
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.	
- WINDOW HEAD HEIGHTS: 1ST FLOOR + 7'-0" UNO ON ELEVATIONS 2ND FLOOR + 7'-0" UNO ON ELEVATIONS	
- ROOFING: COMPOSITE PITCHED SHINGLE ROOFING SYSTEM PER DEVELOPER.	
- WINDOWS: MANUFACTURER PER DEVELOPER, DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS	
- ENTRY DOOR: AS SELECTED BY DEVELOPER.	
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN	
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 12'-0" OF CHIMNEY.	
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POSTS, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE)	
KEY NOTES:	
MASONRY:	
[1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.	
[2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.	
[3] ADHERED BRICK VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.	
[4] 8" SOLDIER COURSE.	
[5] ROWLOCK COURSE.	
[6] DECORATIVE KEY. SEE DETAIL.	
TYPICALS:	
[1] CORROSION RESISTANT SCREEN LOW-BRED VENTS, SIZE AS NOTED.	
[2] CODE APPROVED TERMINATION CHIMNEY CAP.	
[3] CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT. FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.	
[4] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[5] ROOFING FINISH, PER SPECS.	
SIDING:	
[1] SHAKE SIDING PER DEVELOPER.	
[2] LAP SIDING PER DEVELOPER.	
[3] N/A.	
[4] PANEL SIDING IV 1X3 BATTS AT 12" O.C. (BATT SIDING)	
[5] 1X6 TRIM OR EQUAL, UNO, SIZE AS NOTED.	
[6] SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.	
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE FINISHING SURFACE MUST HAVE WINDOW OPENING LIGHTING DEVICES COMPLYING WITH LOCAL CODES.	



NO.	DATE	REVISION
1	04/04/23	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome  
Series  
(Ohio)  
Tatum

CLIENTS NAME:

**D-R HORTON**  
*America's Builder*

PROJECT NO: GMD21038.3

SHEET TITLE:

\*\*\*\*\*  
EXTERIOR  
ELEVATIONS 'A'

PRINT DATE:

April 04, 2023

SHEET NO:

A2.5.5

FOR  
CONSTRUCTION

# 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

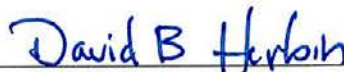
Section 3.04.J.3 - Corner radius reduction in commercial and industrial zones

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:**

Reduction of Street Frontage in a PR zone from 25' to 24'

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:



# Development Request

25653

**Subdivision** ☒ Concept Plan\* ☒ Final Plat

**Zoning** ☐ Rezoning ☐ Plan Amendment\*

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

\*These application types require a pre-application consultation with Planning staff.

SCOTT SMITH c/o PEECE VALERIANO  
Applicant Name

Option holder

Affiliation

6/23/2025

8/14/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

8-SB-25-C  
8-G-25-DP

## Correspondence

All correspondence will be directed to the approved contact listed below.

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

DAVID HARBIN  
Name

BATSON HIMES LORVEAU & POE  
Company

4334 PAPERMILL RD  
Address

KNOXVILLE  
City

TN  
State

37909  
ZIP

865-588-6472  
Phone

Email

## Current Property Info

Scott Smith

Daniel and Alina Grozav  
2770 Santa Fiora Dr, Corona, CA 92882  
Property Owner Name (if different)

405 MONTBROOK LN  
KNOXVILLE, TN 37919  
Property Owner Address

865-202-8832  
Property Owner Phone

7501 BALL CAMP PIKE  
Property Address

091 20103  
Parcel ID

KUB  
Sewer Provider

KUB  
Water Provider

No  
Septic (Y/N)

## Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use Attached residential subdivision

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

## Subdivision Request

<b>Valiariano Property on Ball Camp Pike</b>		<b>RELATED REZONING FILE NUMBER</b>
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel	<b>40 LOTS</b> Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input checked="" type="checkbox"/> No		

## Zoning Request

<input type="checkbox"/> Zoning Change		<b>PENDING PLAT FILE NUMBER</b>
Proposed Zoning	Proposed Density (units/acre, for PR zone only)	
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change		
Proposed Plan Designation(s)		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		
Previous Rezoning Requests		
<input type="checkbox"/> Other (specify) _____		

## 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**

	<b>DAVID HARBIN</b>	<b>6.23.25</b>
Applicant Signature	Print Name / Affiliation	Date
<b>865-598-6472</b>	<b>harbin@bhn-p.com</b>	
Phone Number	Email	
	<b>Reece Valeriano for Scott Smith</b>	<b>06/24/2025, SG</b>
Property Owner Signature	Please Print	Date Paid
	<b>SCOTT Smith</b>	

## Staff Use Only

☐ Administrative Review

**ADDITIONAL REQUIREMENTS**

☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0102	\$1,550.00		\$1,550.00



# Public Notice and 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). We require applicants to acknowledge their role in this process.

## 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.

### 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.*

08/01/2025

Date to be Posted

08/15/2025

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

DAVID HABIN  
Applicant Name

6-23-25  
Date