

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 3-SB-25-C

AGENDA ITEM #: 43

3-D-25-DP

AGENDA DATE: 3/13/2025

► **SUBDIVISION:** 7816 BALL CAMP PIKE

► **APPLICANT/DEVELOPER:** CHRIS SWINDLE

OWNER(S): Baker Ridge, LLC

TAX IDENTIFICATION: 91 226 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7816 BALL CAMP PIKE

► **LOCATION:** South side of Ball Camp Pike, southwest of Bakertown Road

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 8.39 acres

► **ZONING:** PR(k) (Planned Residential) up to 5 du/ac

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

► **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, railroad right-of-way - PR(k) (Planned Residential) up to 5 du/ac, I (Industrial)
South: Agriculture/forestry/vacant land - PR(k) (Planned Residential) up to 3.25 du/ac
East: Public/quasi-public land (social services organization) - I (Industrial)
West: Agriculture/forestry/vacant land - RA (Low Density Residential), I (Industrial)

► **NUMBER OF LOTS:** 26

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

ACCESSIBILITY: Access is via Ball Camp Pike, a major collector road with 20 ft of pavement width within a right-of-way width that varies from 50 ft to 52 ft.

► **SUBDIVISION VARIANCES REQUIRED:**

VARIANCES

1. Reduce the minimum intersection approach vertical curve K value from 25 to 20 on Road A at Ball Camp Pike (Section 3.04.I.4.b.1)

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:

1. Increase the maximum road grade on Road A from 12 percent to 13.51 percent (Section 3.03.D.1.e)
2. Reduce the minimum private right-of-way pavement width from 26 ft to 24 ft (Section 3.03.D.3.a)

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING
COMMISSION APPROVAL NOT REQUIRED):**

- 1. Increase the maximum intersection grade from 1 percent to 2 percent on Road A at the intersection of Ball Camp Pike (Section 3.04.H.3)**
- 2. Reduce the minimum private right-of-way width from 50 ft to 40 ft (Section 3.03.E.3.a)**

STAFF RECOMMENDATION:

- **Approve the variance to reduce the minimum intersection approach vertical curve K value from 25 to 20 on Road A at Ball Camp Pike, based on the following evidence of hardship.**
- A) The site's topography is challenging, rising quickly within the first 150 ft of lot depth. The narrowness of the lot does not allow for introducing horizontal curves to reduce road grades and land disturbance.**
- B) The variance's location is at a stop condition, which results in reduced travel speeds within the area of this request.**
- C) Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare because the request meets the American Association of State Highway and Transportation Officials (AASHTO) design standards. The Knox County Department of Engineering and Public Works recommends approval of this variance based on the justification provided by the applicant.**

Approve the alternative design standards 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 7 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. 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 completed by County crews) to make corrections deemed necessary.
 4. Providing a shared driveway and access easement for lots 25 and 26 and a vehicle turnaround on each lot.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 7. Before certification of the final plat for the subdivision, establishing 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 26 attached dwelling units on individual lots, and reduction of the peripheral setback from 35 ft to 25 ft along the east and west boundaries as shown on the development plan, subject to 3 conditions.**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. The maximum height of the attached dwellings shall be 35 feet.
 3. The disturbance of slopes 25 percent or greater in the HP (Hillside Protection) area shall be consistent with the preliminary grading plan shown on sheet C-4.

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 subdivision is for 26 attached residential lots on the 8.39 acres zoned PR(k) (Planned Residential) up to 5 du/ac on the subject property. In August 2023, the 19.1-acre property was rezoned from I (Industrial) and A (Agricultural) to PR(k) up to 5 du/ac for the northern 8.39-acre portion of the site, and PR(k) up to 3.25 du/ac on the southern 10.71 acres (10-E-23-RZ). Both PR districts are subject to the condition that the portion of the parcel with slopes of 25 percent or greater shall be left undisturbed, as delineated in the slope analysis map. The split in the PR zoning aligns with the former I and A zoning boundaries on the site.

The applicant requests reducing the private right-of-way width from 50 ft to 40 ft and the pavement width from 26 ft to 24 ft. Staff support this because of the site's narrowness and to help reduce grading. The internal street is a private right-of-way, so the feasibility of connecting to adjacent properties was not considered.

All lots will have access from the internal road, except for lots 25 and 26. These two lots will share a driveway to Ball Camp Pike, and a turnaround is required on each lot so vehicles do not have to back into Ball Camp Pike, which is classified as a major collector. The Knox County Zoning Ordinance requires a turnaround for residential lots when accessing a classified street (Section 3.51.01.C).

VARIANCE

The applicant requests a variance to reduce the intersection approach vertical curve K value from 25 to 20. This results in a sharper transition from the 13.1 percent grade of Road A to the 2 percent grade at the intersection with Ball Camp Pike. This vertical curve is connected to the intersection, resulting in reduced travel speeds as vehicles either decelerate to stop at the intersection or accelerate after turning onto Road A. Residential streets have a posted speed limit of 25 mph. A K value of 20 on a sag vertical curve is appropriate for vehicle speeds between 20 and 25 mph.

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 5 du/ac, subject to one condition.

A. 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).

B. The zoning condition is that the portion of the parcel with slopes of 25 percent or greater shall be left undisturbed, as delineated in the slope analysis map. The slopes of 25 percent or greater are shown on plan sheet C-4. Small areas of these slopes are spread throughout the northern portion of the property, which makes it impractical to apply the condition to all 25 percent or greater slopes. Staff supports the proposal as requested, which leaves the large area with a contiguous slope of 25 percent or greater undisturbed.

C. The PR zoning allows consideration of up to 5 du/ac. The proposed subdivision has a density of 3.1 du/ac.

D. The PR zone established a maximum height for detached houses, but the Planning Commission establishes the maximum height for all other uses. Staff recommends a maximum height of 35 ft for the attached houses, consistent with the other residential houses in the general area.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The 8.39 acres zoned PR(k) up to 5 du/ac have 3.68 acres in the HP (Hillside Protection) area. The slope analysis recommends a disturbance budget of 1.42 acres in the HP area, and this proposal disturbs approximately 1.62 acres. This is consistent with Policy 7, which encourages development practices that conserve and connect natural features and habitat.

B. The proposed structures are one- and two-story with pitched roofs. This is consistent with Policy 2, ensuring that development is sensitive to existing community character. Houses in the area are a mix of one- and two-story.

3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The subject property is located in the SR (Suburban Residential) and HP (Hillside Protection) place types. The SR recommends single-family residential as a "primary use" and attached residential as a "secondary use."

B. The one- and two-story attached houses are consistent with the SR place type recommendation that they be of the scale of a single-family home.

C. The 8.39 acres zoned PR(k) up to 5 du/ac have 3.68 acres in the HP (Hillside Protection) area. The slope analysis recommends a disturbance budget of 1.42 acres in the HP area, and this proposal disturbs approximately 1.62 acres. However, the subject property has approximately 15.9 acres of HP area, which is left undisturbed and is noted as common area. Under the current PR zoning, any future development proposal in the HP area labeled as a common area will require the approval of the Planning Commission.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. 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 actions of the public and private sectors, particularly

with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development is consistent with the growth plan.

ESTIMATED TRAFFIC IMPACT: 284 (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.

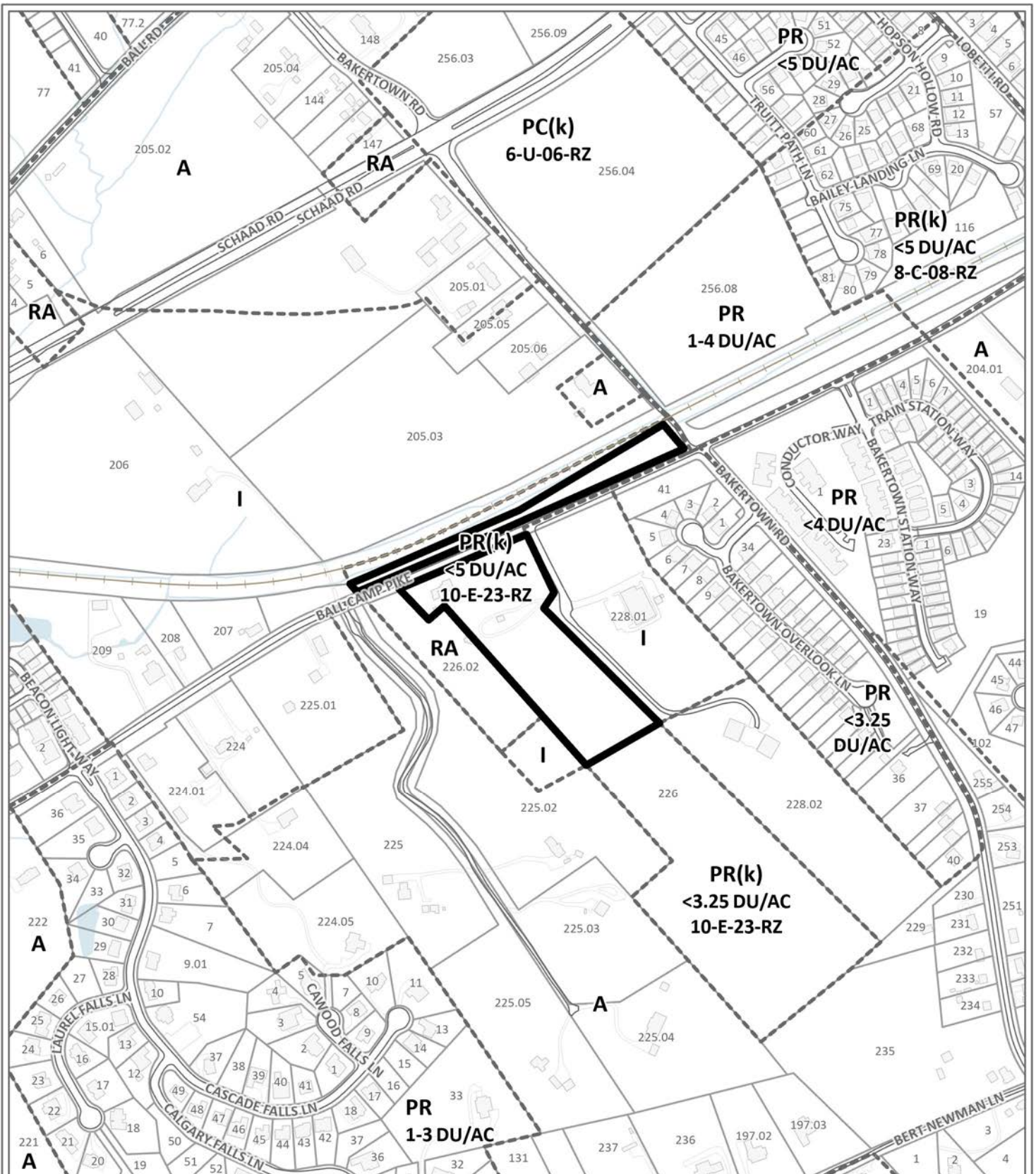
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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

3-SB-25-C / 3-D-25-DP

Petitioner: Chris Swindle



Attached residential subdivision in PR(k) (Planned Residential) <5 DU/AC

Original Print Date: 2/5/2025

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

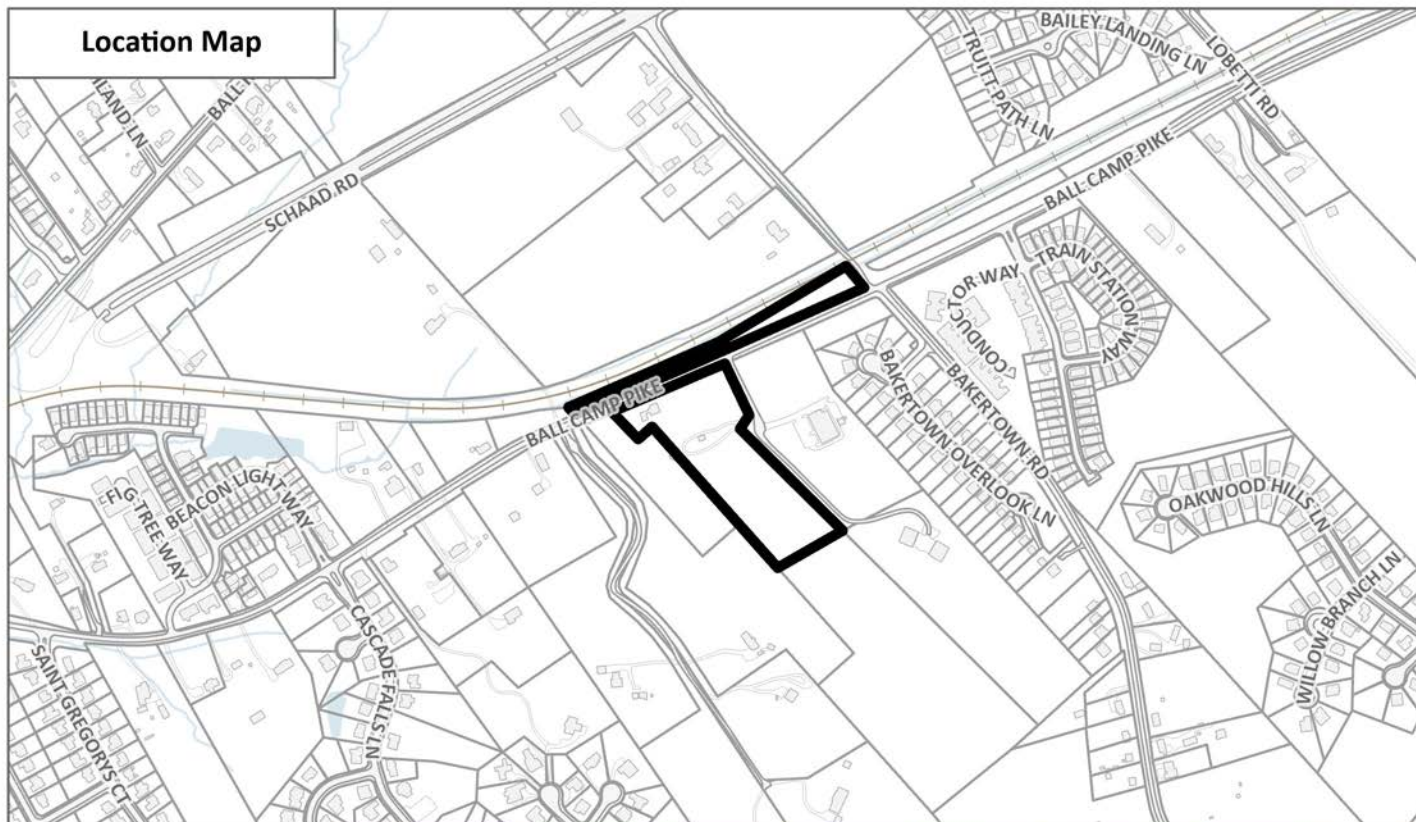
Map No: 91

Jurisdiction: County

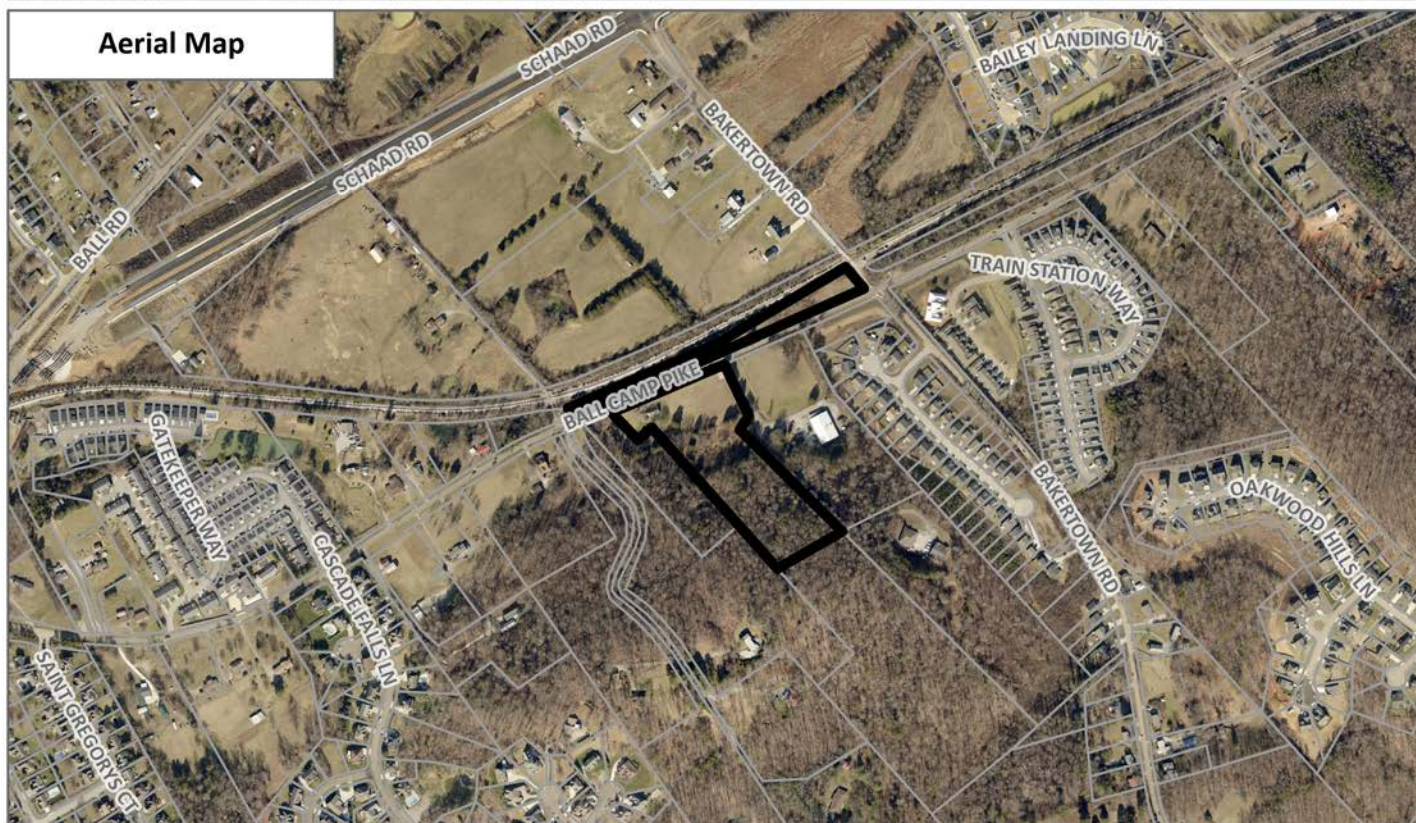


Exhibit A. Contextual Images

Location Map



Aerial Map

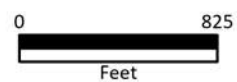


CONTEXTUAL MAPS 1

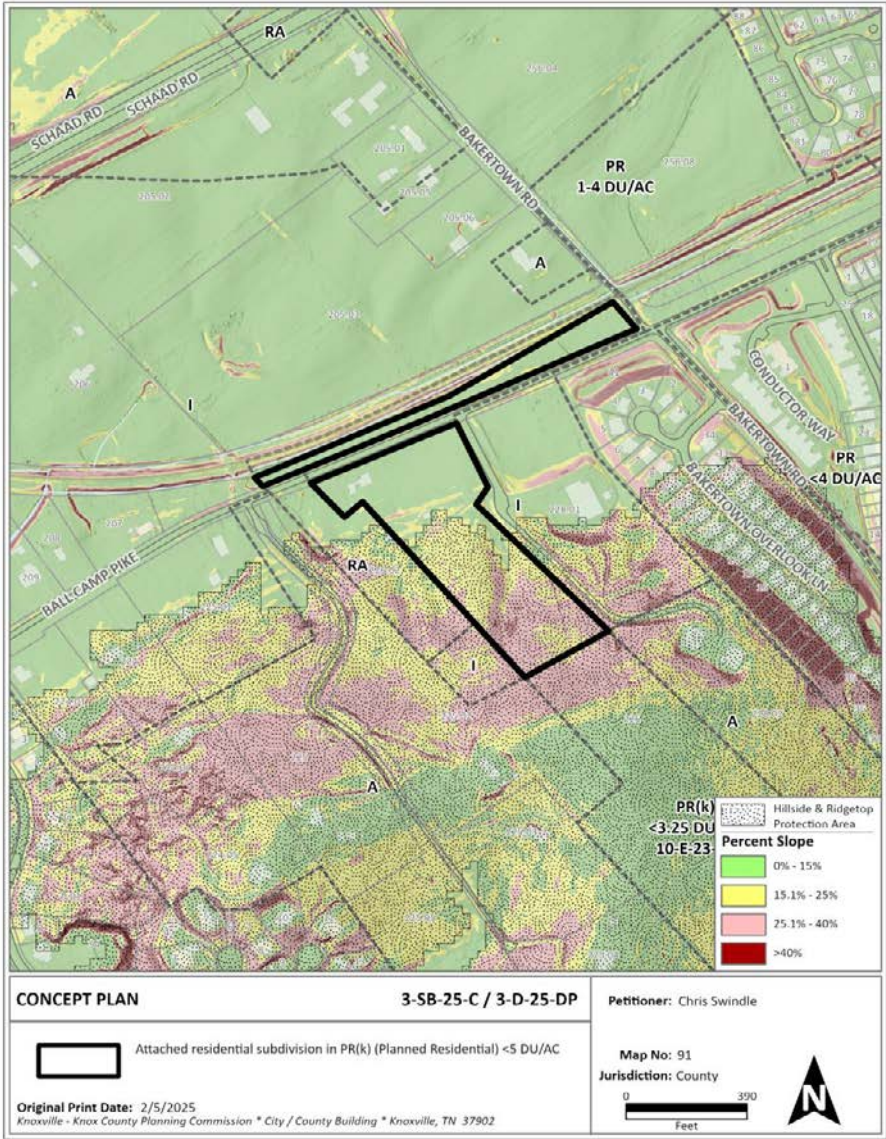
3-SB-25-C / 3-D-25-DP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	8.39		
Non-Hillside	4.71	N/A	
0-15% Slope	0.15	100%	0.15
15-25% Slope	1.91	50%	0.95
25-40% Slope	1.57	20%	0.31
Greater than 40% Slope	0.05	10%	0.01
Ridgetops			
Hillside Protection (HP) Area	3.68	Recommended disturbance budget within HP Area (acres)	1.42
		Percent of HP Area	38.6%



CONCEPT PLAN

U.E.I. PROJECT NO. 2403012

7816 BALL CAMP PIKE

SITE ADDRESS: 7816 BALL CAMP PIKE, KNOXVILLE, TENNESSEE 37931
CLT MAP 91, PARCEL 226



LOCATION MAP

DEVELOPER:

EVERGREEN CUSTOM HOMES
3312 TIPTON STATION
KNOXVILLE, TN 37920
(865) 617-0389



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

SPECIFICATIONS

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

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

SHEET INDEX

TITLE

TITLE SHEET

SITE PLAN

ROUGH GRADING PLAN

ROAD 'A' PROFILE

SLOPE MAP

PRELIMINARY ELEVATION

SHEET

C-0

C-1

C-2

C-3

C-4

A-1

REQUESTED VARIANCES / ALTERNATIVE DESIGN STANDARDS:

1. INCREASE THE MAXIMUM C.L. GRADE FROM 1% TO 2.00% AT THE INTERSECTION OF ROAD 'A' AND BALL CAMP PIKE.
2. INCREASE THE MAXIMUM ROAD GRADE FROM 12% TO 13.51% (ROAD 'A').
3. DECREASE THE MINIMUM K VALUE FROM 25 TO 20 AT THE INTERSECTION OF BALL CAMP PIKE AND ROAD 'A'.
4. REDUCE THE RIGHT OF WAY WIDTH FROM 50' TO 40' FOR ROAD 'A' (PRIVATE).
5. REDUCE THE DRIVING SURFACE WIDTH FROM 26' TO 24' (ROAD 'A').

Certification of Concept Plan by Registered Engineer

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Metropolitan County Subdivision Regulations except as has been itemized and described in a separate report to the Commission.

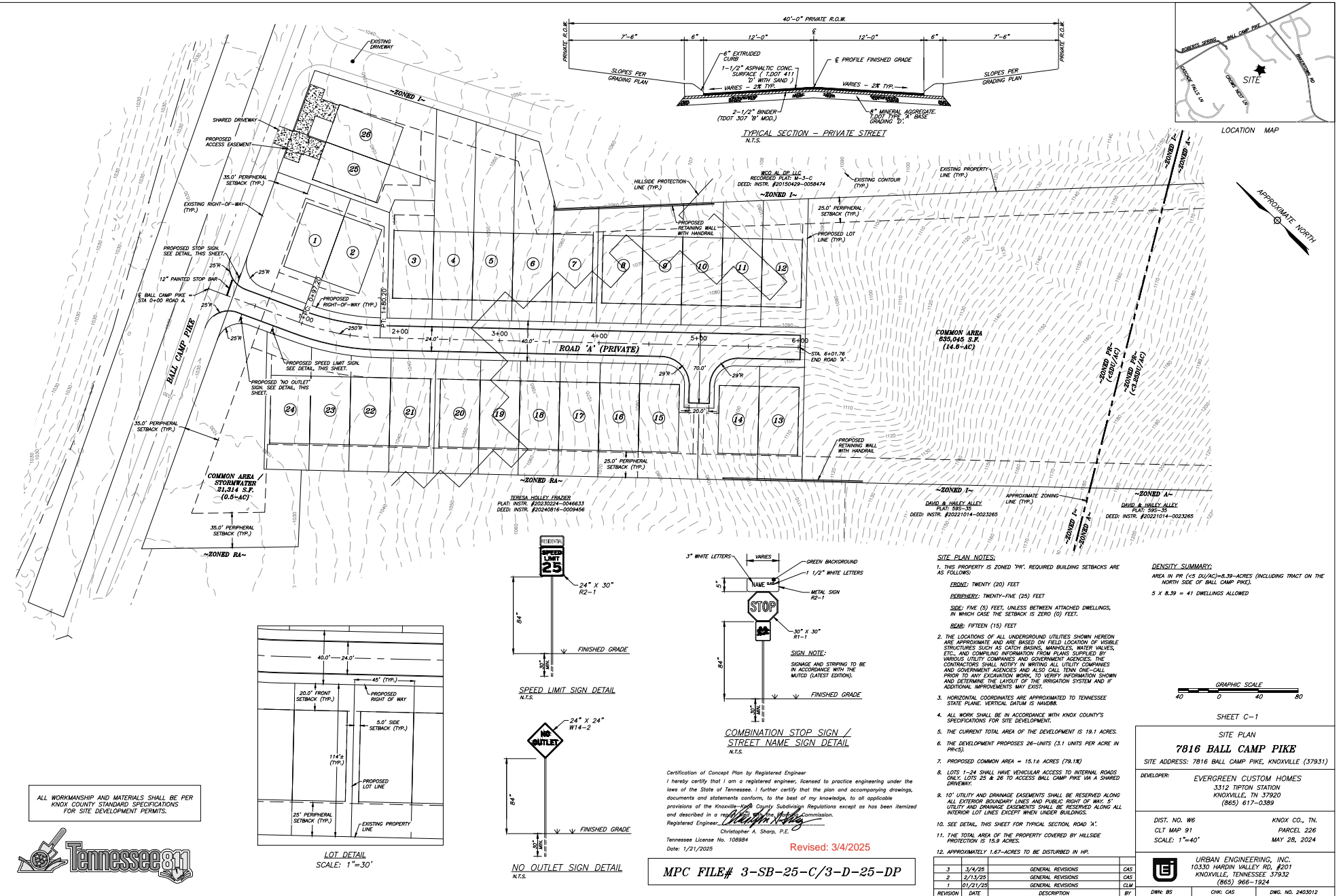
Registered Engineer: Christopher A. Sharp, P.E.

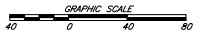
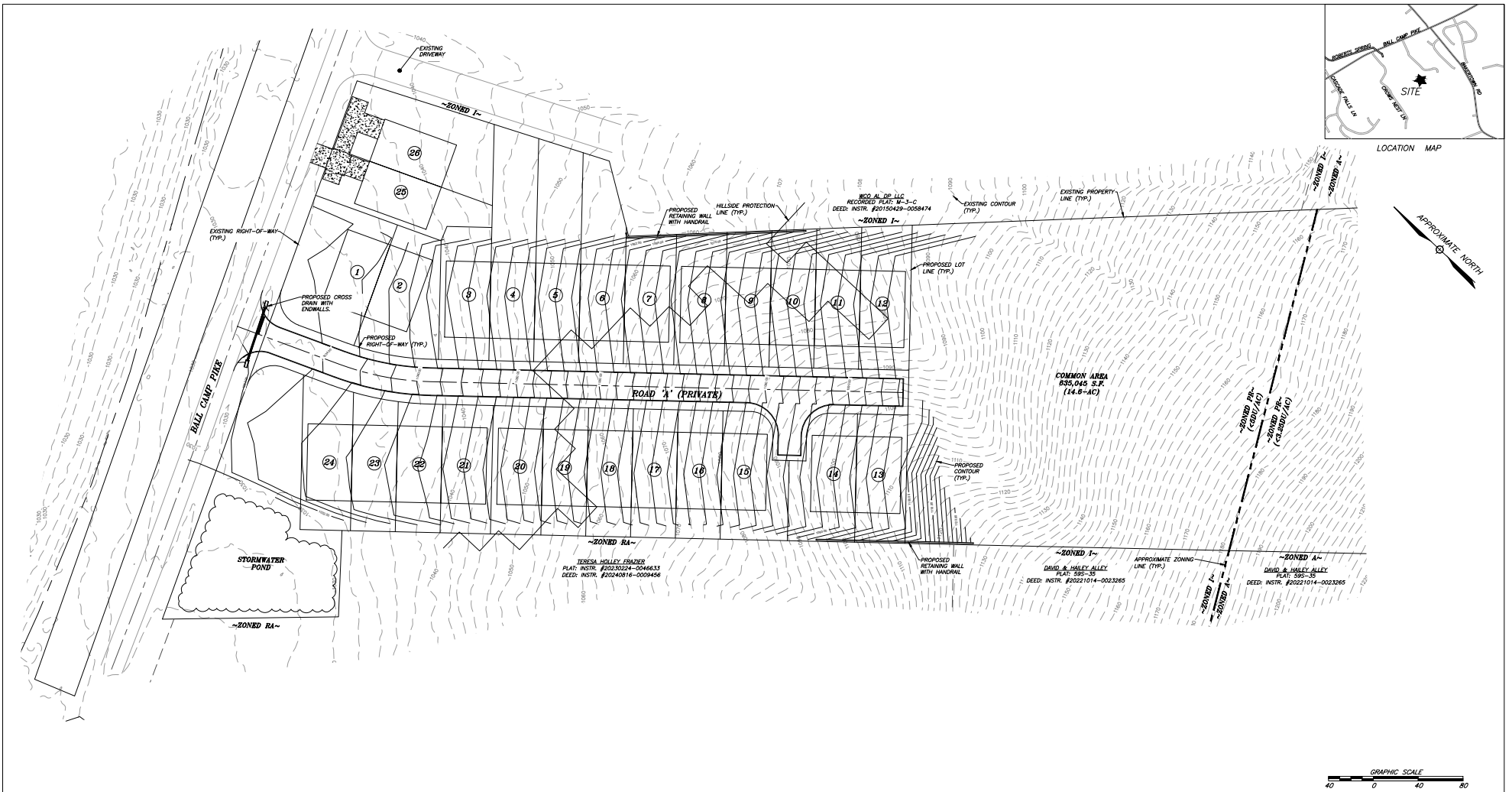
Tennessee License No. 106984
Date: 1/21/2025

Revised: 3/4/2025

MPC FILE# 3-SB-25-C/3-D-25-DP

ISSUE NO.	DATE	DESCRIPTION
4	2/24/25	SUBMITTAL 4
3	2/13/25	SUBMITTAL 3
2	1/21/25	SUBMITTAL 2
1	5/28/24	SUBMITTAL 1





SHEET C-2

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

Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Union County Subordinate Regulations except as has been itemized and described in a map submitted to the Planning Commission.
Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 1/21/2025
Revised: 3/4/2025

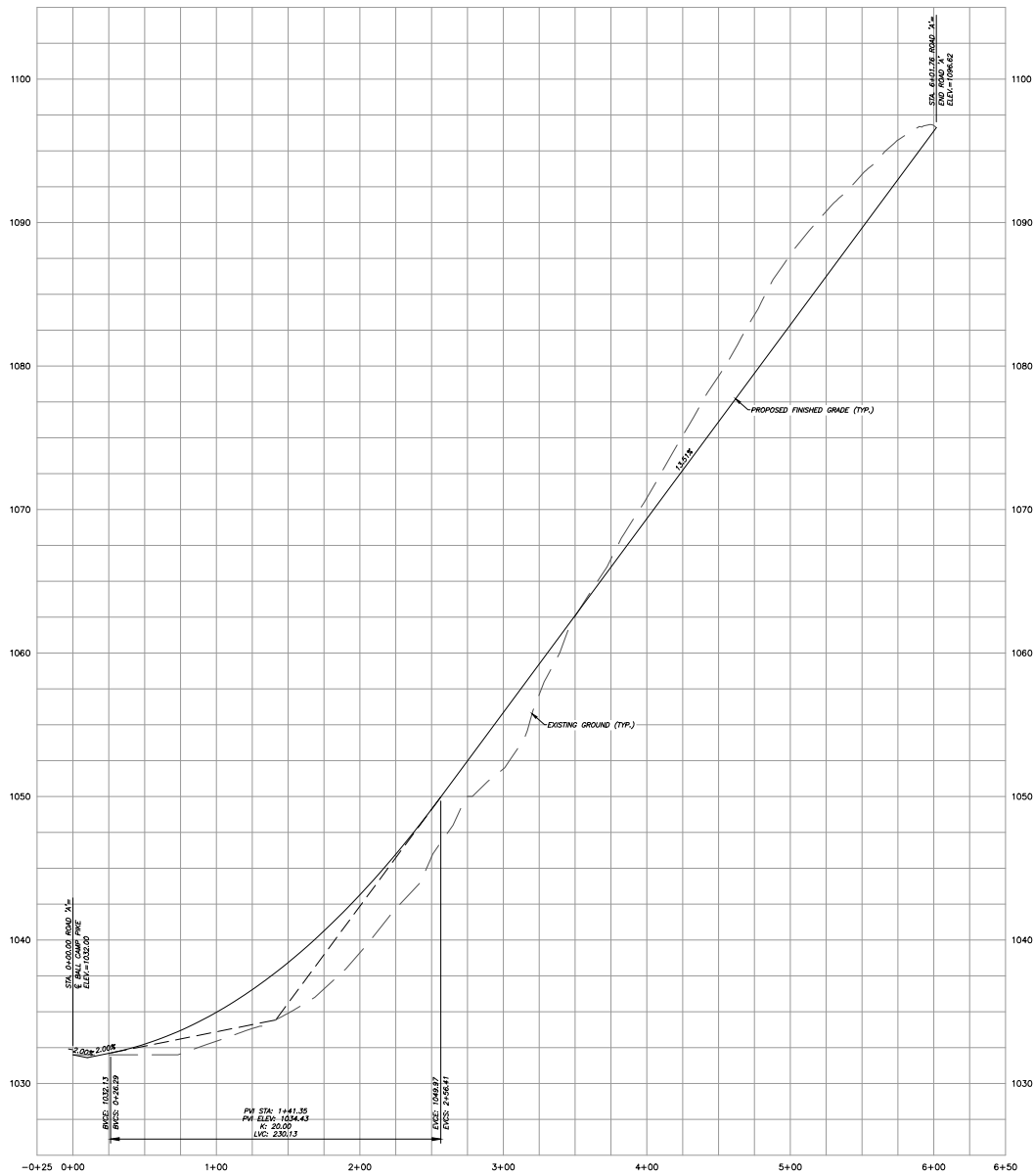
MPC FILE# 3-SB-25-C/3-D-25-DP

ROUGH GRADING PLAN
7816 BALL CAMP PIKE
SITE ADDRESS: 7816 BALL CAMP PIKE, KNOXVILLE (37931)
DEVELOPER: EVERGREEN CUSTOM HOMES
3312 TIPTON STATION
KNOXVILLE, TN 37920
(865) 617-0389
DIST. NO. W6 KNOX CO., TN
CLT MAP 91 PARCEL 226
SCALE: 1"=40' MAY 28, 2024

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1824
DWG: BS CMC: CAS DWG: NO. 24032012

REVISION	DATE	DESCRIPTION	BY
2	2/13/25	GENERAL REVISIONS	CAS
1	01/21/25	GENERAL REVISIONS	CLM





PROFILE - ROAD 'A'
1"=40' (HORIZ.)
1"=4' (VERT.)

Revised: 3/4/2025

MPC FILE# 3-SB-25-C/3-D-25-DP

Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville--and County Subdividing Regulations except as has been itemized and described in a separate report to the Planning Commission.
Registered Engineer: *Christopher A. Sharp*
Tennessee License No. 105894
Date: 1/21/2025

SHEET C-3

ROAD 'A' PROFILE

7816 BALL CAMP PIKE

SITE ADDRESS: 7816 BALL CAMP PIKE, KNOXVILLE (37931)

DEVELOPER: EVERGREEN CUSTOM HOMES
3312 TIPTON STATION
KNOXVILLE, TN 37920
(865) 617-0389

DIST. NO. W6 KNOX CO., TN.
CLT MAP 91 PARCEL 226
SCALE: AS NOTED MAY 28, 2024



URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1824

REVISION	DATE	DESCRIPTION	BY	DWG: BS	CWK: CAS	DWG: NO. 2403012
2	2/13/25	GENERAL REVISIONS	CAS			
1	01/21/25	GENERAL REVISIONS	CLM			



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

Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-2020 Official Subordinate Regulations except as has been itemized and described in a map or drawing submitted to the Planning Commission.
Registered Engineer: *Christopher A. Sharp, P.E.*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 1/21/2025
Revised: 3/4/2025

MPC FILE# 3-SB-25-C/3-D-25-DP

REVISION	DATE	DESCRIPTION	BY



LOCATION MAP



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



Revised: 3/4/2025

MPC FILE# 3-SB-25-C/3-D-25-DP

SHEET A-1

PRELIMINARY ELEVATION

7816 BALL CAMP PIKE

SITE ADDRESS: 7816 BALL CAMP PIKE, KNOXVILLE (37931)

DEVELOPER: EVERGREEN CUSTOM HOMES
3312 TIPTON STATION
KNOXVILLE, TN 37920
(865) 617-0389

DIST. NO. W6 KNOX CO., TN.
CLT MAP 91 PARCEL 226
SCALE: N.T.S. MAY 28, 2024

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1824

REVISION	DATE	DESCRIPTION	BY	DWG: BS	CHK: CAS	DWG: NO. 2403012

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.

Chris Sharp

Digitally signed by Chris Sharp
Date: 2025.02.13 11:49:14
-05'00'

Christopher Sharp

2/13/25

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:

Increase the maximum road grade from 12% to 13.51% (Road A) because of adverse topography.

Approval required by: Planning Commission ☒ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Approve SE

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the driving surface width from 26' to 24' because of adverse topography.

Approval required by: Planning Commission ☒ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Approve SE

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the maximum road grade from 1% to 2% at the intersection of Road A and Ball Camp Pike because of adverse topography.

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Approve SE

4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the private right of way width from 50' to 40' because of adverse topography.

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Approve SE

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:

The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

HARDSHIP CONDITIONS TO BE MET:

- 1 Conditions Required:** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may, after written application, grant variations to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
- 2 Evidence of Hardship Required:** The Planning Commission shall not grant variations to these regulations if the purpose of the variation is solely for financial gain. The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that the following hardships are met:
 - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
 - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
 - c. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

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.

Chris SharpDigitally signed by Chris Sharp
Date: 2025.02.13 11:52:38
-05'00'**Christopher Sharp****2/13/25**

Signature

Printed Name

Date

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

1. VARIANCE REQUESTED:

Decrease the K value from 25 to 20 at the intersection of Road A and Ball Camp Pike.

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

The property's topography is challenging.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

The location of the variance request is at a stop condition.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

Granting the variance will not create an unsafe condition or have adverse effects on neighboring properties.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Approve based upon applicants justification. SE

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

2. VARIANCE REQUESTED:

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

3. VARIANCE REQUESTED:

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

4. VARIANCE REQUESTED:

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

5. VARIANCE REQUESTED:

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:

3-SB-25-C
3-D-25-DP

3-SB-25-C
3-D-25-DP

3312 Tipton Station Rd (37920)

7816 Ball Camp Pike

✓

\$1,150.00



01/24/2025, SG



NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink:

[illegible]

If more space is needed, attach additional sheets.



Public Notice and Community Engagement

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.

02/28/2025

Date to be Posted

03/14/2025

3-18-25
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

Chris Swindle
Applicant Name

1-20-2025
Date

3-SB-25-C / 3-D-25-DP

FILE NUMBER