



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 4-SB-26-F **AGENDA ITEM #:** 24
AGENDA DATE: 4/9/2026

▶ **SUBDIVISION:** FINAL PLAT FOR VALLEY GROVE VILLAS
 ▶ **APPLICANT/DEVELOPER:** BALL CAMP PARTNERS
 OWNER(S): Ball Camp Partners

TAX IDENTIFICATION: 91 20103 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7507 BALL CAMP PIKE

▶ **LOCATION:** North side of Ball Camp Pike, south of Schaad Rd

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

FIRE DISTRICT: Karns Fire Department

WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** 5.05 acres

▶ **NUMBER OF LOTS:** 40

▶ **ZONING:** PR(k) (Planned Residential), up to 8 DU/AC

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

▶ **VARIANCES REQUIRED:** Allow an AASHTO turnaround to be utilized in lieu of a cul-de-sac at the end of Hickory Club Lane.

STAFF RECOMMENDATION:

- ▶ **Approve the variance to provide an AASHTO turnaround in lieu of a cul-de-sac at the end of Hickory Club Lane based on the following evidence of hardship:**
1. An AASHTO turnaround will allow for easier future access to the adjacent property to the north as required by the approved Concept Plan.
 2. The adjoining property has limited access to public roads. Condition 8 from Planning Case 8-SB-25-C requires a future road connection to the adjoining property.
 3. The granting of the variance will not be detrimental to public safety, health, or welfare because the turnaround meets AASHTO standards for emergency service providers.

Approve the final plat for 40 lots in the PR district.

COMMENTS:

BACKGROUND:

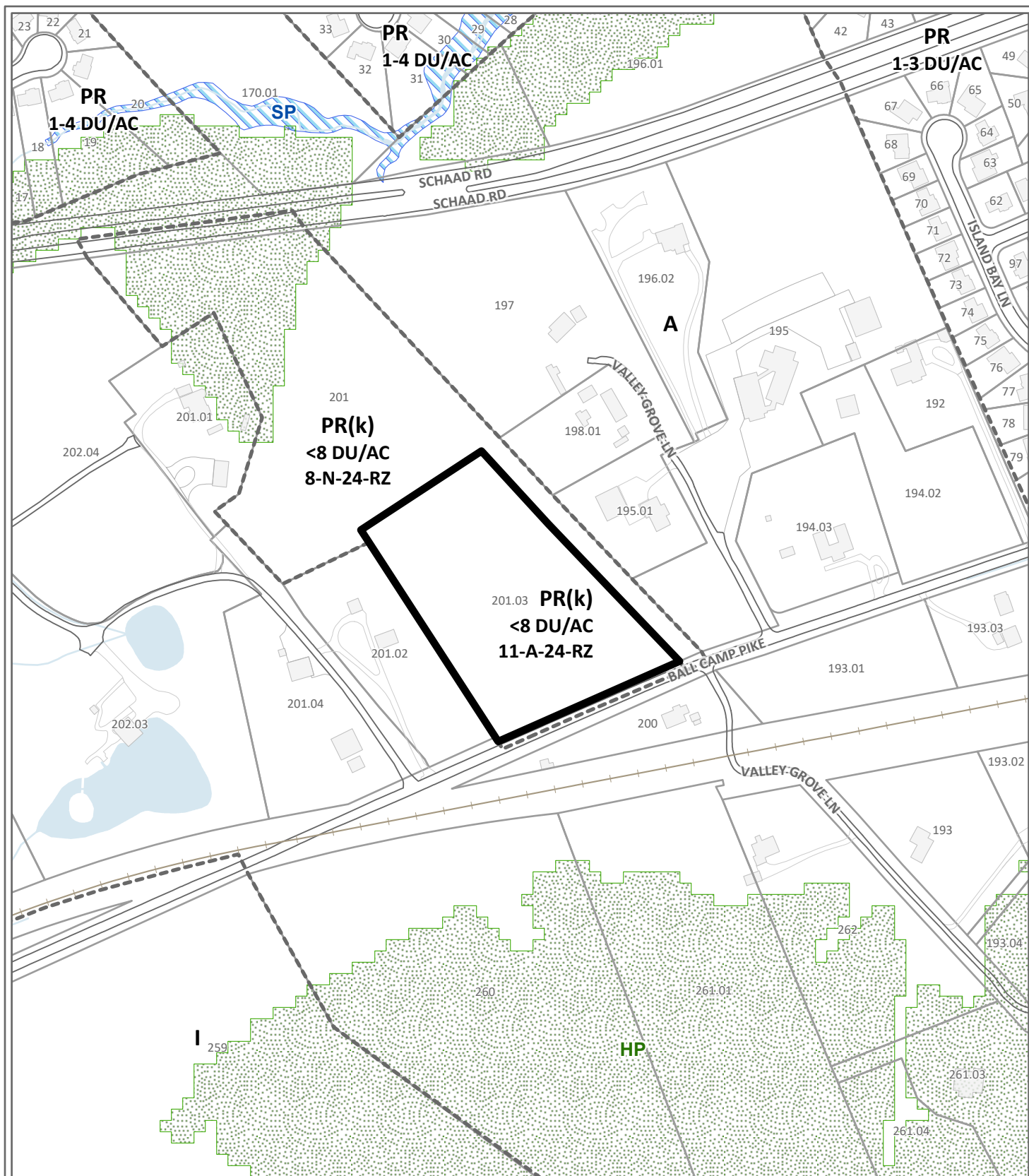
The Concept Plan for 40 lots was approved in August 2025 as Planning Case 8-SB-25-C with the terminus of Road A (now Hickory Club Lane) shown as a cul-de-sac. Condition 8 of the Concept Plan required the final plat to include a 50-ft stub-out for a future connection to be provided from Road A to the property to the north. During the Design Plan phase, the road design was changed, with approval from Knox County Engineering and Public Works, from a cul-de-sac to an AASHTO turnaround to meet this condition.

VARIANCE FROM SUBDIVISION REGULATIONS, ARTICLE 3.04, STREETS, SUBSECTION K.3:

Per the Subdivision Regulations, all streets having only one open end which serve two or more lots on the same side of the street shall provide adequate turnaround space. The cul-de-sac shall have a right-of-way radius of 50 ft and a transition curve radius of no less than 75 ft. The paved area of the cul-de-sac shall have a radius of not less than 40 ft.

In this case, there are 10 lots on each side of Hickory Club Ln between Speckled Trout Ln and its open end. Therefore, a variance will be required to approve the plat for the AASHTO turnaround to be used in place of a cul-de-sac.

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



FINAL SUBDIVISION PLAT

4-SB-26-F

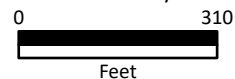
Petitioner: Ball Camp Partners



Final Plat For: Final Plat for Valley Grove Villas

Map No: 91

Jurisdiction: County



Original Print Date: 3/2/2026

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

Exhibit A. Contextual Images



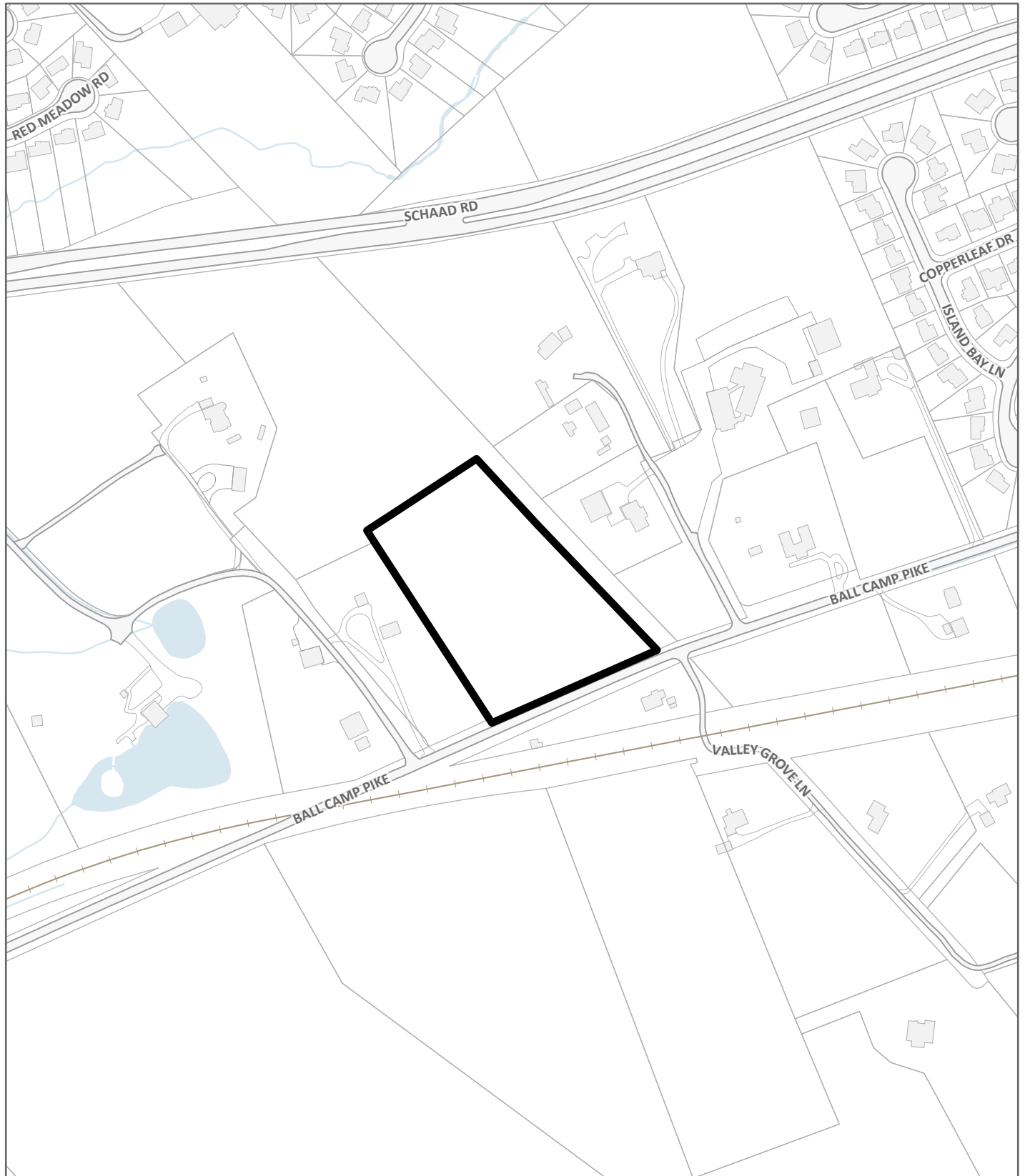
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

4-SB-26-F



Case boundary



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION.

(I, WE, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADVERTISE THIS PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY, AND AS PROPERTY OWNERS HAVE AN UNRESTRICTED RIGHT TO RESOLVE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAN.

PRINTED NAME: BALLCAMP PARTNERS, LLC

SIGNATURE(S):

DATE:

TAXES AND ASSESSMENTS THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED: CITY TAX CLERK DATE

SIGNED: KNOX COUNTY TRUSTEE DATE

ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOWLEDGE OF KNOX COUNTY STREET NAMING AND ADDRESSING DIVISION, ITS ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.

SIGNED: DATE:

ZONING

ZONING SHOW ON OFFICIAL MAP

BY: DATE:

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAN ON THIS DATE OF

ENGINEERING DIRECTOR

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS

I HEREBY CERTIFY THAT THE UTILITY PROVIDER WAS CONTACTED BY THE DEVELOPER OR OWNER OF THE PROPERTY TO DETERMINE THE STATUS OF THE PUBLIC SANITARY SEWER SYSTEM AND THE PUBLIC SANITARY SEWER SYSTEM HAS BEEN INSTALLED, OR WILL BE INSTALLED, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY DATE

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS

I HEREBY CERTIFY THAT THE UTILITY PROVIDER WAS CONTACTED BY THE DEVELOPER OR OWNER OF THE PROPERTY TO DETERMINE THE STATUS OF THE PUBLIC WATER SYSTEM AND THE PUBLIC WATER SYSTEM WAS INSTALLED, OR WILL BE INSTALLED, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY DATE

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING INSTRUMENTS, DOCUMENTS, AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SURVEYING REGULATIONS EXCEPT AS HAS BEEN THERETO, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FOR VARIANCES AND WAIVERS WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE BOND OR OTHER SECURITY THAT IS POSTED TO GUARANTEE THE COMPLETION OF STREETS AND RELATED IMPROVEMENTS SHALL ALSO GUARANTEE THE INSTALLATION OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

REGISTERED LAND SURVEYOR

TENNESSEE LICENSE NO. DATE:

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO ENSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS INCLUDING INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS IN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS.

SIGNED: DATE:

DEPARTMENT: TITLE:

GUARANTEE OF COMPLETION OF STORMWATER FACILITIES.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO ENSURE COMPLETION AND MAINTENANCE OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER PLANS WHICH WERE APPROVED

THE DAY OF 20

SIGNED: DATE:

DEPARTMENT: TITLE:

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION ON THIS

THE DAY OF 20

AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS. PURSUANT TO SECTION 13-3-403 OF TENNESSEE CODE, ANNOTATED, THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE CITY OF KNOXVILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GRASSY OPEN SPACE.

SIGNED: DATE:

DEPARTMENT: TITLE:

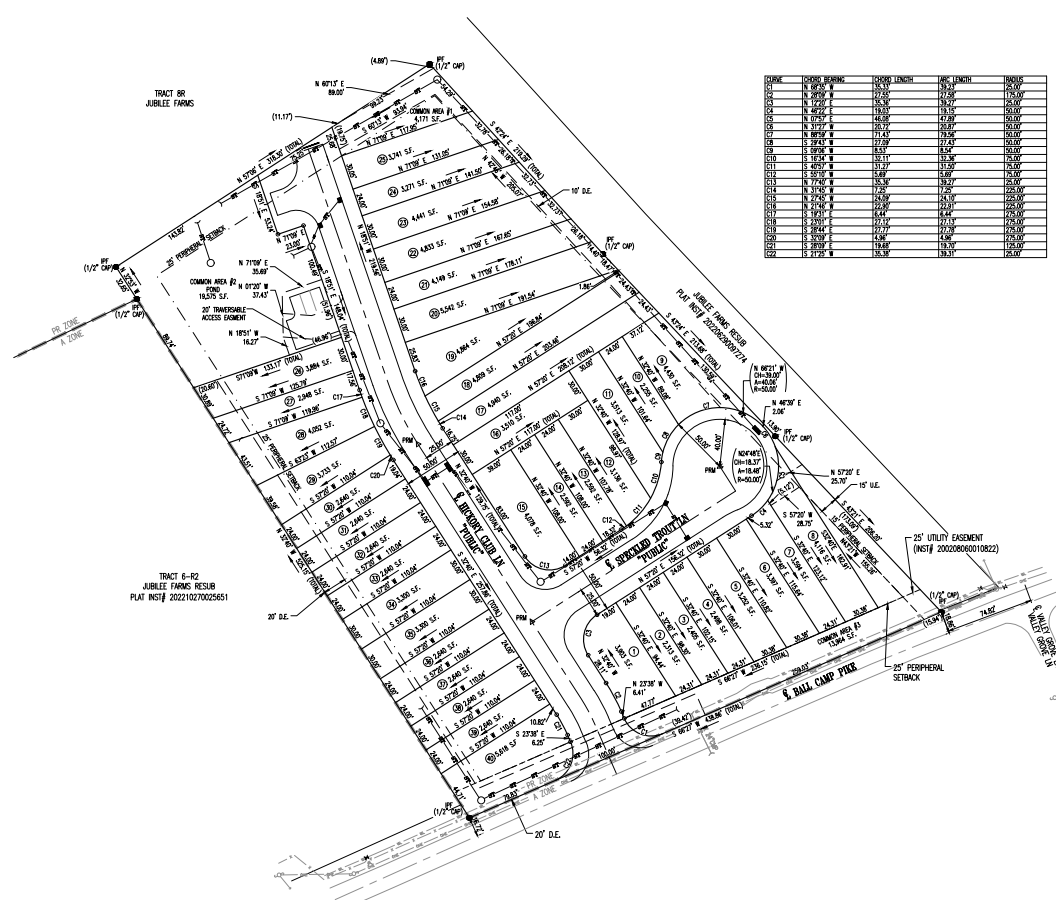
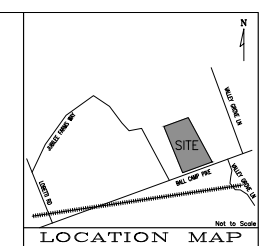


Table with columns: DIST, BEARING, LENGTH, AREA, PERCENT. Contains survey data for various points and lines.



- NOTES: 1. IRON PINS FOUND (FP) SHOWN ON PLAN... 2. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH... 3. SANITARY SEWER EASEMENT OF 15', 2.5' EACH SIDE OF SEWER AS INSTALLED... 4. QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA... 5. ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY CARSON... 6. THIS PROPERTY IS ZONED PRC8 (DUAC)... 7. THE SUBDIVISION CONTAINS 3.00 ACRES AND IS SUBDIVIDED INTO 40 ATTACHED LOTS... 8. BUILDING SETBACK LINES WILL BE AS FOLLOWS... 9. FOR APPROVED SUBDIVISION IMPROVEMENTS AND CONDITIONS OF APPROVAL... 10. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS... 11. HOMEOWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES... 12. THIS IS A CATEGORY 1 SURVEY AS DEFINED IN SECTION 0803-03-05 'ACCURACY OF SURVEYS'... 13. THE PURPOSE OF THIS PLAT IS TO CREATE A 40 LOT SUBDIVISION... 14. VARIANCE APPROVED BY KNOX COUNTY ENGINEERING & PUBLIC WORKS... 15. ALTERNATE DESIGN STANDARDS APPROVED BY KNOXVILLE KNOX COUNTY PLANNING COMMISSION... 16. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS... 17. ALL LOTS WILL HAVE VEHICULAR ACCESS TO INTERIOR ROAD SYSTEM ONLY... 18. RIGHT DISTANCE OF AT LEAST 400' IS PROVIDED AT THE INTERSECTION OF HIGHWAY CLUB LANE AND BALL CAMP PIKE... 19. HIGHWAY CLUB LANE WILL PROVIDE A FUTURE CONNECTION TO TRACT 8 OF THE JUBILEE FARMS.



CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY: For boundary objects of this survey, RTK GPS positional data was observed on 8-23-24 utilizing a Carson BRX 7 GNSS Receiver... I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:150,000 as shown herein and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

FINAL PLAT OF VALLEY GROVE VILLAS (A RESUBDIVISION OF TRACT 7, JUBILEE FARMS) TAX MAP 91, PARCEL 20103 6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE SCALE: 1" = 50' FEBRUARY 17, 2025

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

OWNER/DEVELOPER BALL CAMP PARTNERS, LLC 7507 BALL CAMP PIKE KNOXVILLE, TN 37931

DEED REFERENCE: INSTR# 20251016002167 PLAT REFERENCE: INSTR# 20220806001065

File No:

4-SB-26-F

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.



Signature

DAVID HARBIN

Printed Name

3.24.26

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:

AASHTO Turn-around in lieu of a cul-de-sac on Hickory Club Lane

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 UTILIZATION OF A AASHTO Turn-around will allow for future access to the adjacent properties. If a cul-de-sac was built, at some point it would be removed.

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.

adjoining property has limited access to public roads. It is a condition of the approved Concept Plan to provide a future road connection.

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.

The Granting of the variance will not be detrimental to public safety, health, or welfare because the turnarounds meet the AASHTO standards for emergency service providers.

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: