



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 1-SE-26-C
1-F-26-DP

AGENDA ITEM #: 30
AGENDA DATE: 1/8/2026

▶ **SUBDIVISION:** HUNTERS GROVE
▶ **APPLICANT/DEVELOPER:** JOPA PROPERTIES, LLC
OWNER(S): Mary Padgett

TAX IDENTIFICATION: 78 254
JURISDICTION: County Commission District 6
STREET ADDRESS: 0 BALL RD

[View map on KGIS](#)

▶ **LOCATION:** Northwest side of Ball Rd, west of Johnson Rd

GROWTH POLICY PLAN: Planned Growth Area
FIRE DISTRICT: Karns Fire Department
WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** 32 acres

▶ **ZONING:** PR(k) (Planned Residential with conditions), up to 1.7 du/ac
PLACE TYPE: RC (Rural Conservation), SR (Suburban Residential), HP (Hillside Ridgeline Protection)

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

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Rural residential, single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac, A (Agricultural)
South: Single family residential - PR (Planned Residential) up to 3 du/ac
East: Agriculture/forestry/vacant land, single family residential - A (Agricultural)
West: Rural residential, single family residential - A (Agricultural)

▶ **NUMBER OF LOTS:** 45
SURVEYOR/ENGINEER: Chris Sharp, P.E. Urban Engineering, Inc.

ACCESSIBILITY: Access is via Ball Road, a major collector with 20 ft of pavement width within a right-of-way width that varies between 44-54 ft.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**
1. Reduction of the minimum vertical curve K-value on Road 'A' from 25 to 15 at the intersection approach with Ball Road.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduce the minimum street frontage width from 25 ft to the dimension shown on the Concept Plan for lots 2, 5-13, 17, 20, 31, 32, 37, 43, and 44.

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 at the intersection of Road A and Ball Road.**
- 2. Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Road A and Road B.**

STAFF RECOMMENDATION:

- ▶ **Approve the variance to reduce the minimum vertical curve K-value on Road 'A' at the intersection approach with Ball Road from 25 to 15, based on the following evidence of hardship.**
 - A) The reduced K-value allows for less grading and allows the road to closely follow the natural topography.**
 - B) The natural topography is unique to this site, and the request is located at a stop condition.**
 - 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, nor is it anticipated to negatively impact neighboring properties. 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 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. Meeting all applicable requirements of the Knox County Zoning Code, including the one zoning condition limiting disturbance in the Hillside Protection area to 5.8 acres as recommended by the slope analysis (attached).
 4. 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 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.
 5. The driveways connecting to the Road B cul-de-sac must meet the requirements of the Knox County Zoning Ordinance and Knox County Engineering and Public Works during the design plan phase.
 6. The community mail kiosk(s) shall be reviewed and approved by Knox County Engineering and Public Works during the design plan phase, including but not limited to, the location and associated parking (if required).
 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 9. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
- ▶ **Approve the development plan for up to 45 attached residential lots and the reduction of the peripheral setback from 35 ft to 25 ft along the Ball Road frontage for lots 4-7, subject to 2 conditions.**
 1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the one zoning condition.
 2. The maximum height of the attached dwellings shall be 35 feet.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

This proposal is for a 45-lot attached residential subdivision on this 32-acre site at a density of 1.4 du/ac. The property was rezoned from A (Agricultural) to PR(k) (Planned Residential, with conditions) up to 1.7 du/ac, subject to 1 condition, in August 2025 (7-Q-25-RZ). The zoning condition limits disturbance in the Hillside Protection area to 5.8 acres as recommended by the slope analysis (attached). The residential development is clustered on approximately 7.2 acres on the southern portion of the site, leaving the remaining 24.8 acres of steep forested hillside on the north side of the property undisturbed.

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, with conditions) up to 1.7 du/ac.

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 PR zone allows consideration of up to 1.7 du/ac. The subdivision's density is 1.4 du/ac.

C. The PR zone has a maximum 35 ft height for houses, but for all other uses, the maximum height is approved by the Planning Commission. The example house plans provided by the applicant (attached) show 2-story dwellings, which are consistent with the residential development in the area. Staff recommend a maximum height of 35 ft, which matches the maximum height allowed in the surrounding zoning districts.

2) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is within the SR (Suburban Residential) and RC (Rural Conservation) place types with HP (Hillside Protection) on the Future Land Use Map. The HP designation is primarily over the RC place type, with only a small portion extending over the SR place type near the base of the ridge.

B. The SR place type is primarily made up of single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing sizes and styles, including some small-scale attached dwellings. The proposed attached dwelling development with varying lot sizes and two-story structures is consistent with the SR place type.

C. The RC place type is intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. In growth areas, Planned Growth and Urban Growth areas on the Growth Policy Plan map, the RC indicates places that may be subject to development similar to the adjacent place types, but where more compact and low impact site design is expected. The portion of this development that extends into the RC place type is consistent with the development in adjacent SR place type.

D. The RC place type recommends single-family and attached residential in a conservation (clustered) pattern that preserves 50 percent or more open space on the site. The development is primarily clustered in the SR place type, maintaining almost all the RC area undeveloped.

E. Approximately 68 percent (21.69 acres) of the site is in the HP (Hillside Protection) area. The slope analysis recommends a disturbance budget of 5.86 acres in the HP area, and this proposal disturbs approximately 0.2 acres.

3) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Maintaining the steep forested slopes undisturbed on the upper portion of the ridge is consistent with Policy 2, to ensure that development is sensitive to existing community character, and Policy 7, which encourages development practices that conserve and connect natural features and habitat.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Planned Growth Area on the Growth Plan Map. 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 the provision of adequate roads, utilities, schools, drainage, and other public facilities and services. – The proposed development is consistent with the growth policy plan.

ESTIMATED TRAFFIC IMPACT: 465 (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.

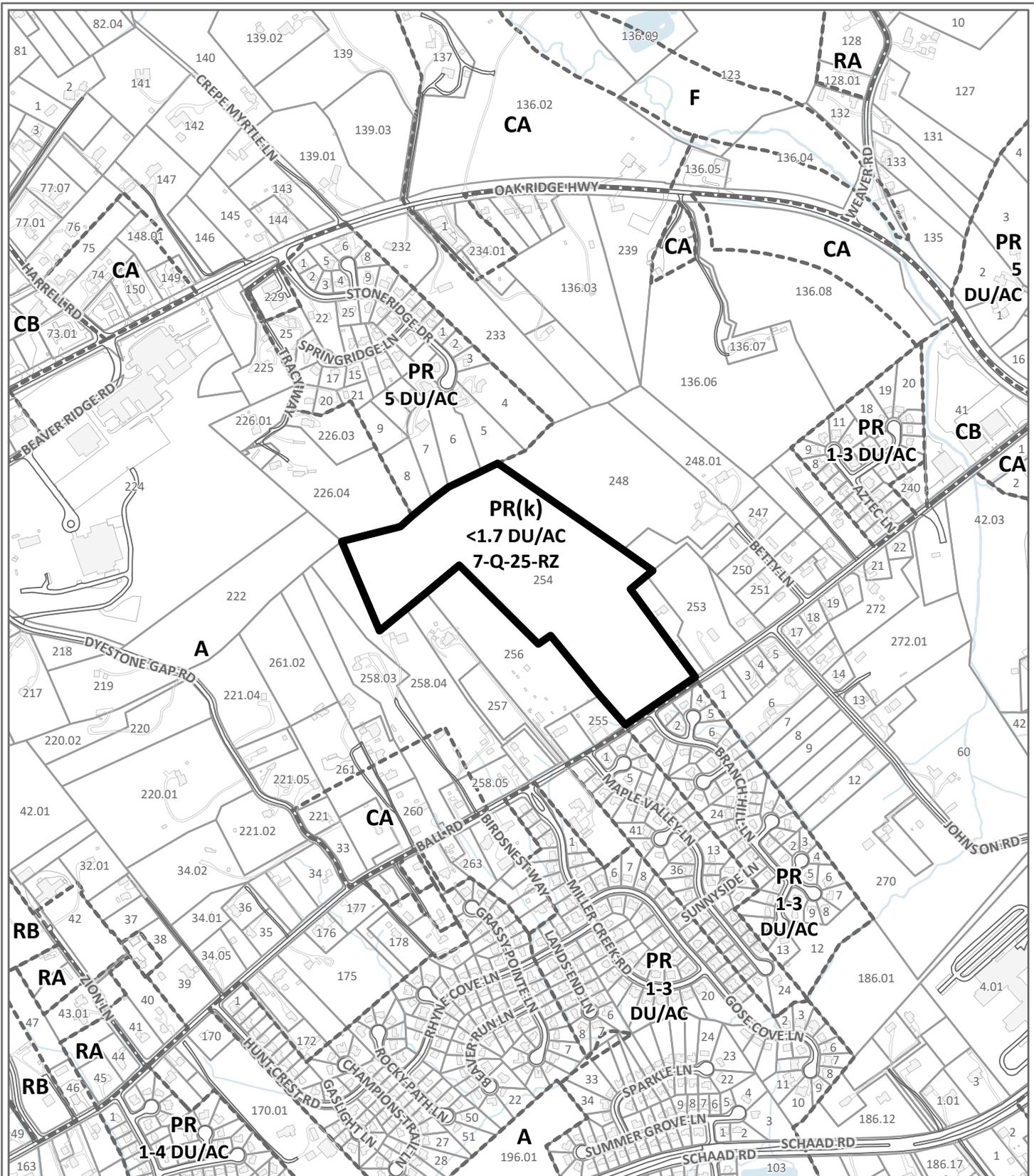
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: 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.



DEVELOPMENT PLAN

1-F-26-DP

Petitioner: JOPA Properties, LLC



Attached residential subdivision in PR(k) (Planned Residential), <1.7 DU/AC,

Original Print Date: 12/2/2025

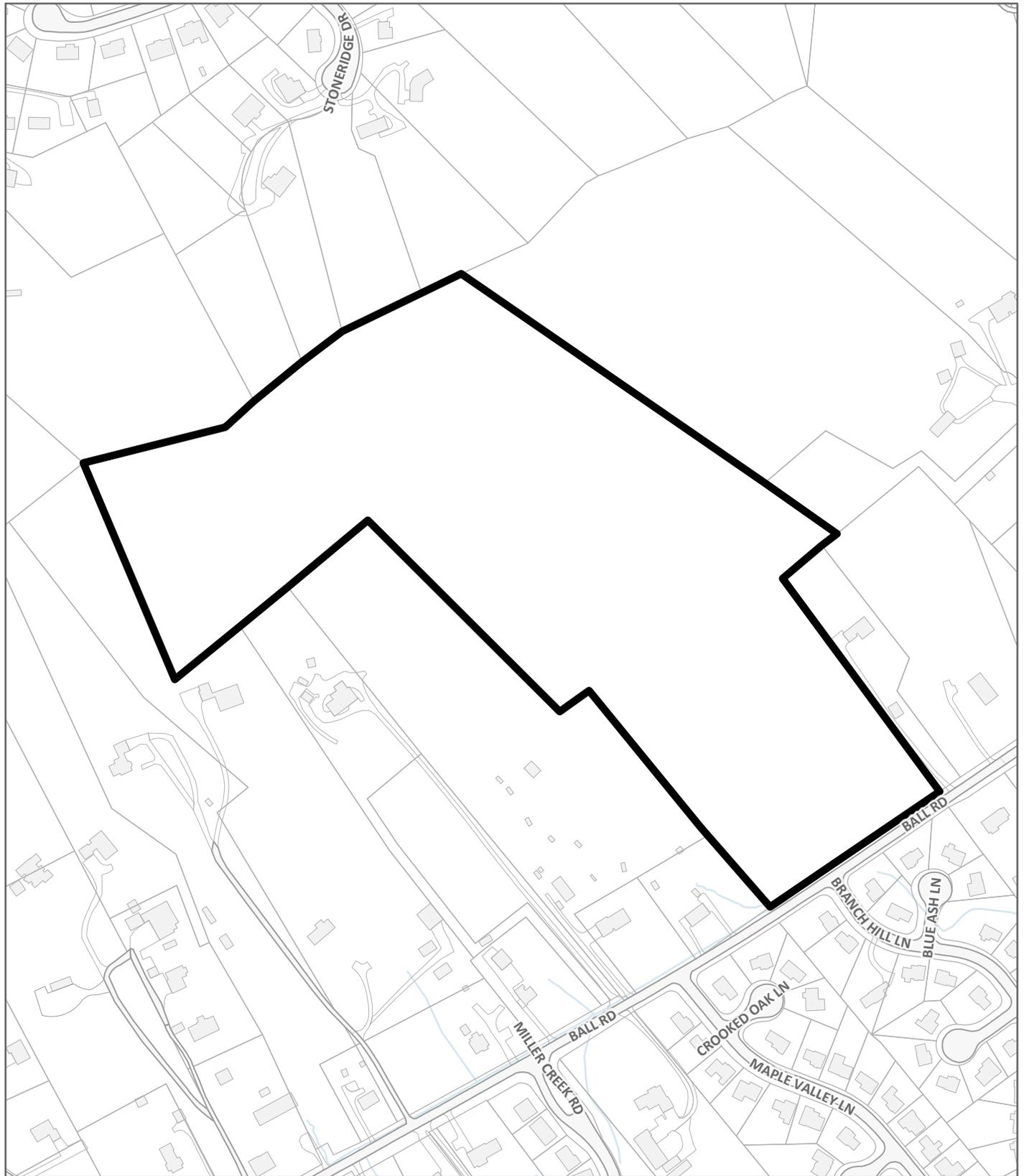
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 78

Jurisdiction: County



Exhibit A. Contextual Images



LOCATION MAP

1-F-26-DP / 1-SE-26-C



Case boundary

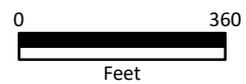
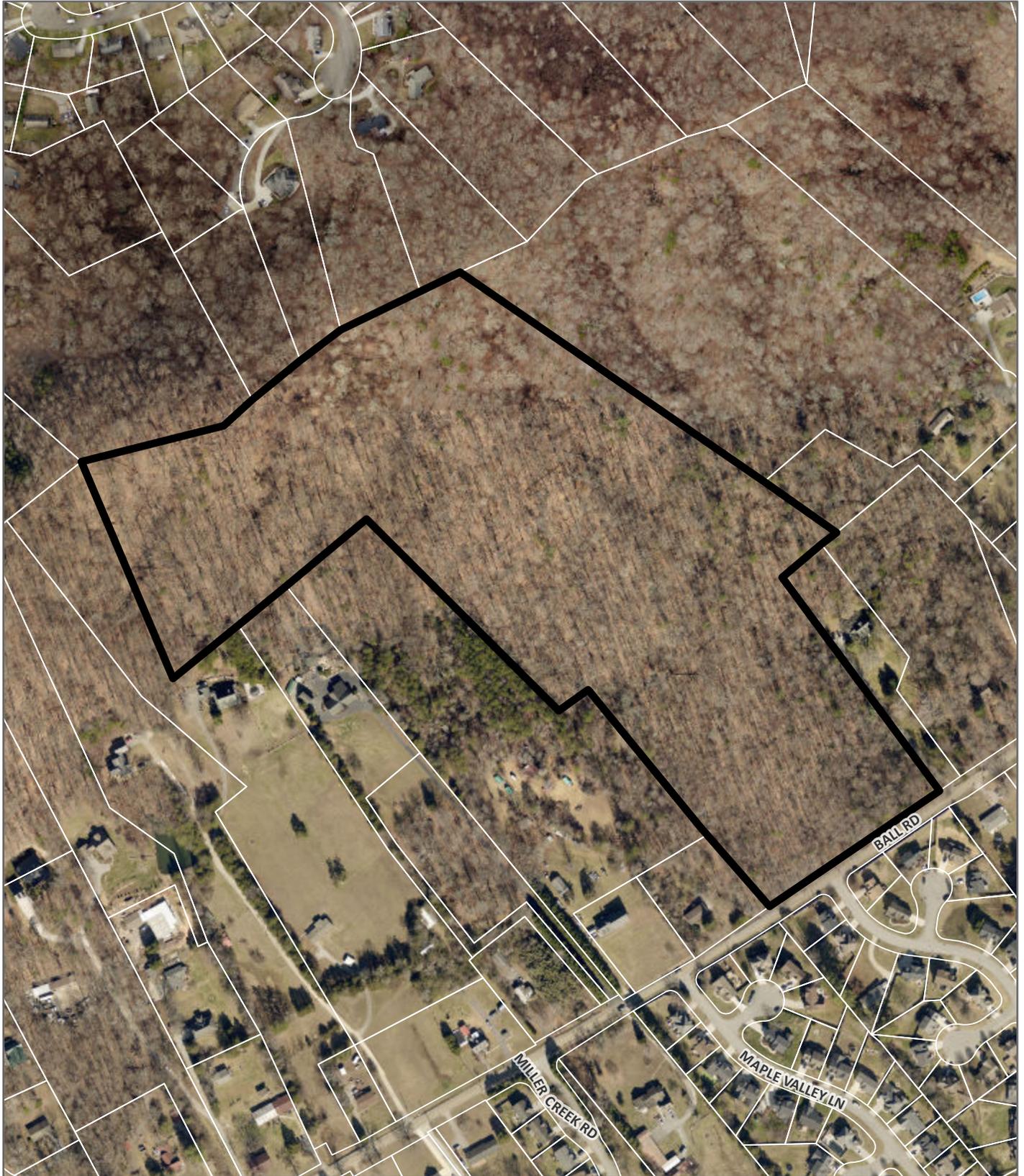


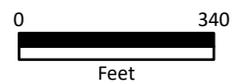
Exhibit A. Contextual Images



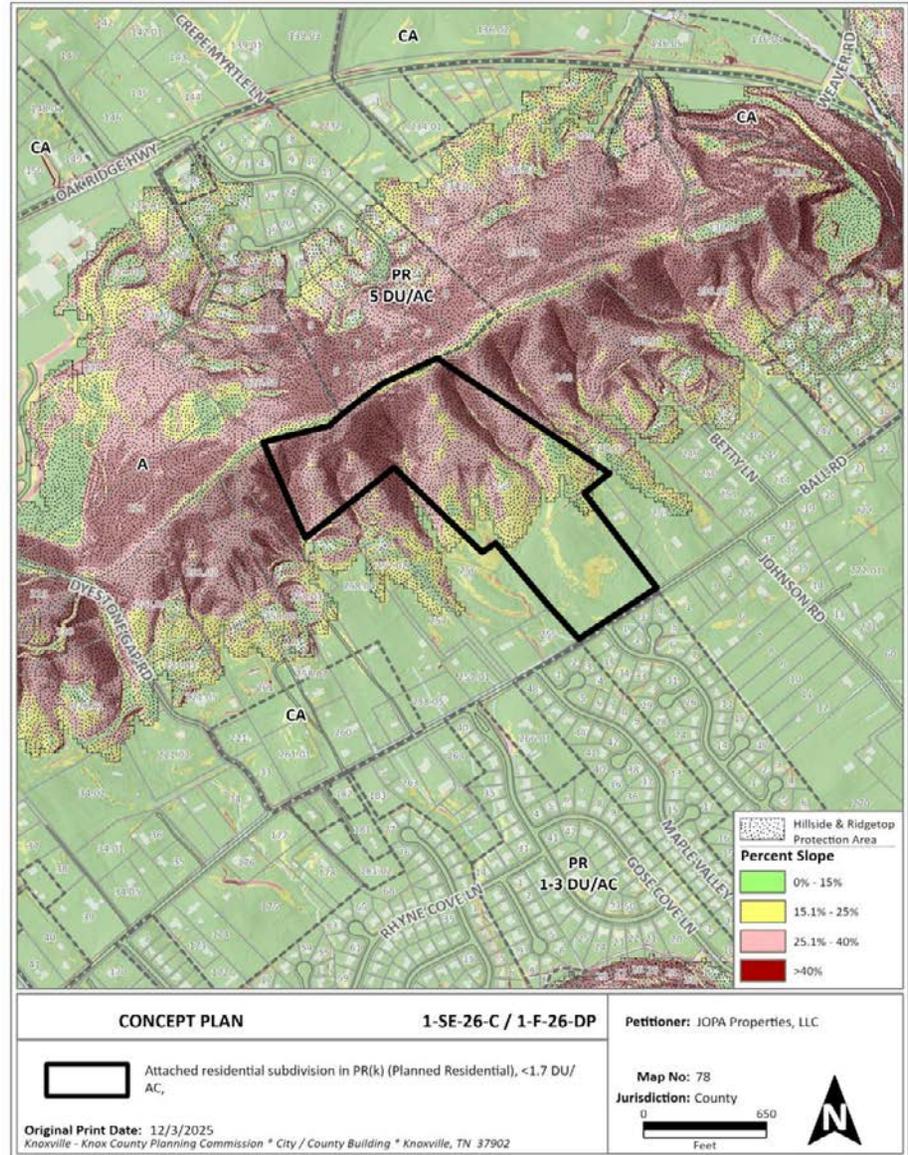
AERIAL MAP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	30.33		
Non-Hillside	8.63	N/A	
0-15% Slope	1.27	100%	1.27
15-25% Slope	4.25	50%	2.12
25-40% Slope	8.24	20%	1.65
Greater than 40% Slope	7.94	10%	0.79
Ridgetops			
Hillside Protection (HP) Area	21.69	Recommended disturbance budget within HP Area (acres)	5.83
		Percent of HP Area	26.9%



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 Sharp

Digitally signed by Chris Sharp
Date: 2025.12.29 13:17:03
-05'00'

Christopher Sharp

12/29/25

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:

Reduce the K Value from 25 to 15 at the intersection of Road A and Ball Road.

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:

We are attempting to follow existing topography as much as possible.

- 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 requested reduction 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 neither adversely impact neighboring properties, nor create an unsafe condition.

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:

Knox County EPW supports this variance based on applicants justification. SE

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: 2025.11.20 15:51:36
-05'00'

Chris Sharp

11/20/25

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:

Reduce the lot frontage to 16' to accommodate townhomes.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

Knox EPW supports this request. SE

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the intersection grade from 1% to 2% at the intersection of Road A and Ball Road to create a defined drainage path.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

Knox EPW supports this request. SE

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the intersection grade from 1% to 2% at the intersection of Roads A and B.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

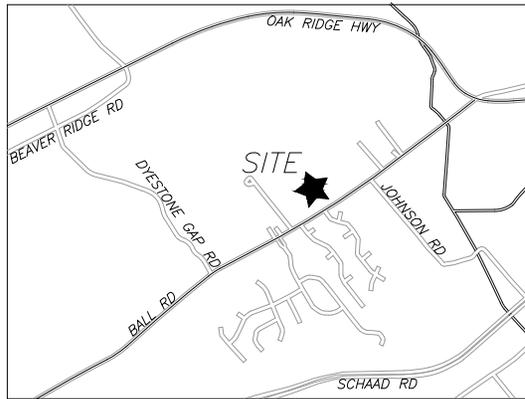
Knox EPW supports this request. SE

CONCEPT PLAN

U.E.I. PROJECT NO. 2510029

0 BALL ROAD

SITE ADDRESS: 0 BALL ROAD, KNOXVILLE, TENNESSEE 37931
CLT MAP 78, PARCEL 254



LOCATION MAP - N.T.S.

DEVELOPER:
JOPA PROPERTIES, LLC
11453 KINGSTON PIKE
KNOXVILLE, TN 37934

SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY ROAD, SUITE 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	- AS DIRECTED BY KNOXVILLE UTILITIES BOARD
SEWER	- AS DIRECTED BY KNOXVILLE UTILITIES BOARD
TELEPHONE	- AS DIRECTED BY AT&T
CABLE	- AS DIRECTED BY COMCAST
SITE DEVELOPMENT	- KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
PRELIMINARY GRADING PLAN	C-2
ROAD PROFILES	C-3

ALTERNATIVE DESIGN STANDARDS:

- 1) REDUCE THE MINIMUM LOT FRONTAGE TO 17.2'.
- 2) INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD A AND BALL ROAD.
- 3) INCREASE THE CENTERLINE GRADE TO 2% AT THE INTERSECTION OF ROADS A & B.

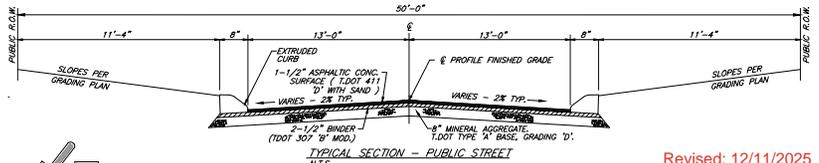
Revised: 12/11/2025

MPC FILE# 1-SE-26-C/1-F-26-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 County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 11/10/25



ISSUE NO.	DATE	DESCRIPTION
2	12/10/25	SUBMITTAL 2

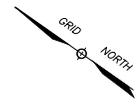


Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Gray County Subdivision Regulations except as has been itemized and described in a report submitted to the Planning Commission.
 Registered Engineer: *Christopher A. Sharp, P.E.*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 11/10/25



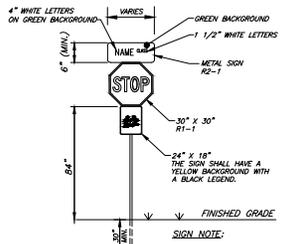
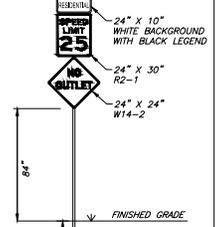
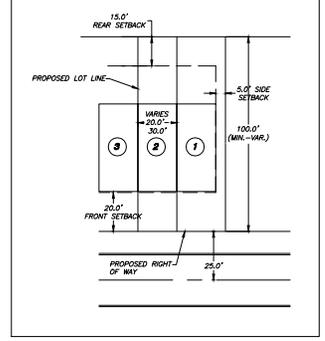
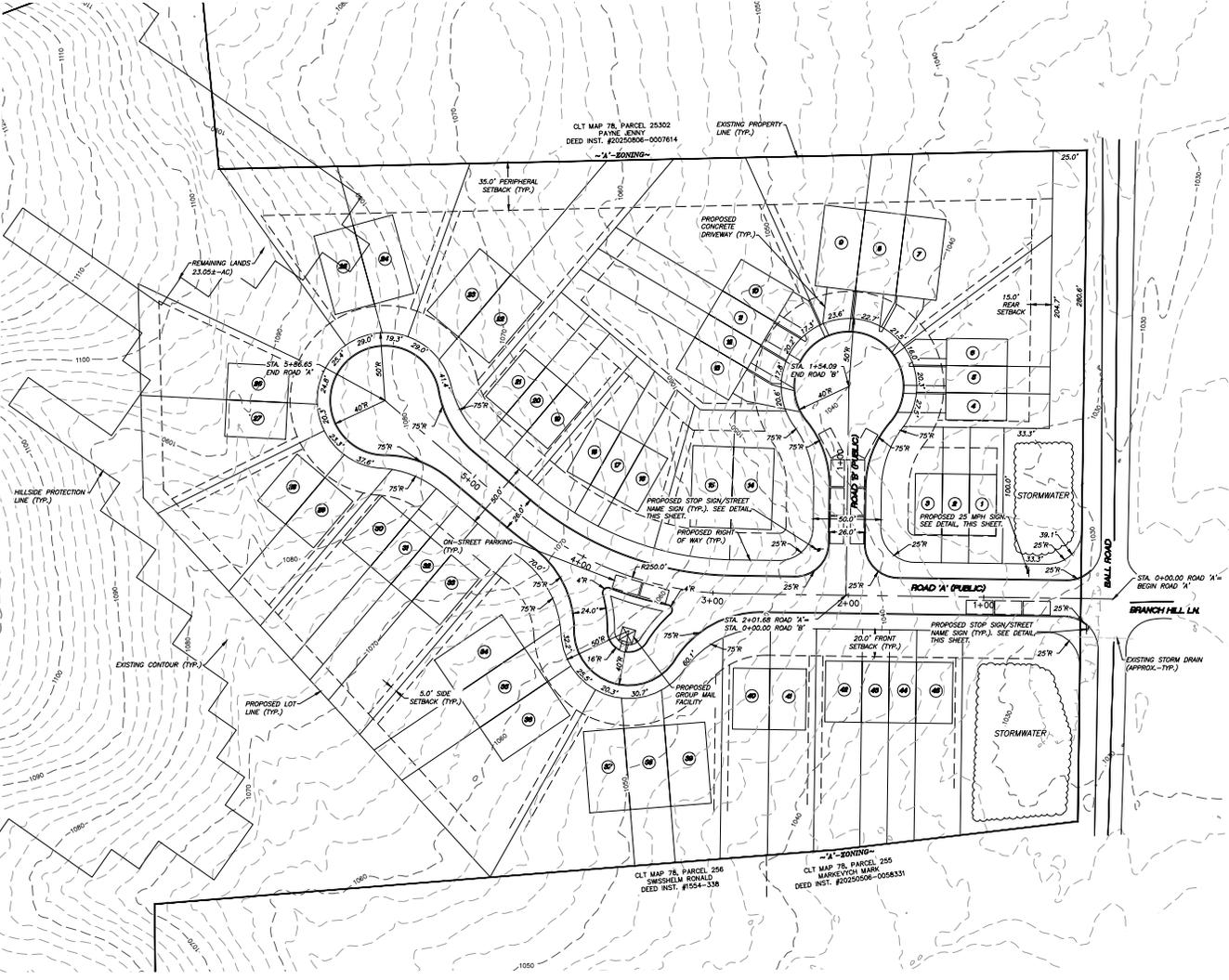
Revised: 12/11/2025

MPC FILE# 1-SE-26-C/1-F-26-DP



SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED "P1" (*1.7 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 REAR/END: THIRTY-FIVE (35) FEET.
 SIDE: FIVE (5) FEET EXCEPT ZERO LOT LINES.
 REAR: FIFTEEN (15) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE TOTAL PROPERTY AREA IS 33-AC.
6. THE DEVELOPMENT PROPOSES 45-UNITS (1.4 UNITS PER ACRE).
7. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROAD ONLY.
8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF COMMON AREAS.
9. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BALUNANCES.
10. SIDEWALKS THAT ARE REQUIRED BY KNOX COUNTY WILL BE MAINTAINED BY THE COUNTY. THE REMAINING INTERIOR SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S HOA.



SHEET C-1

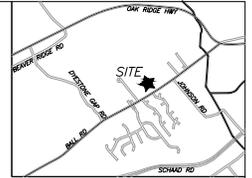
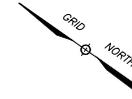
SITE PLAN
0 BALL ROAD
 SITE ADDRESS: 0 BALL ROAD, KNOXVILLE (37931)

DEVELOPER: JOPA PROPERTIES, LLC.
 11543 KINGSTON PIKE
 KNOXVILLE, TN 37934
 (865) 777-1700

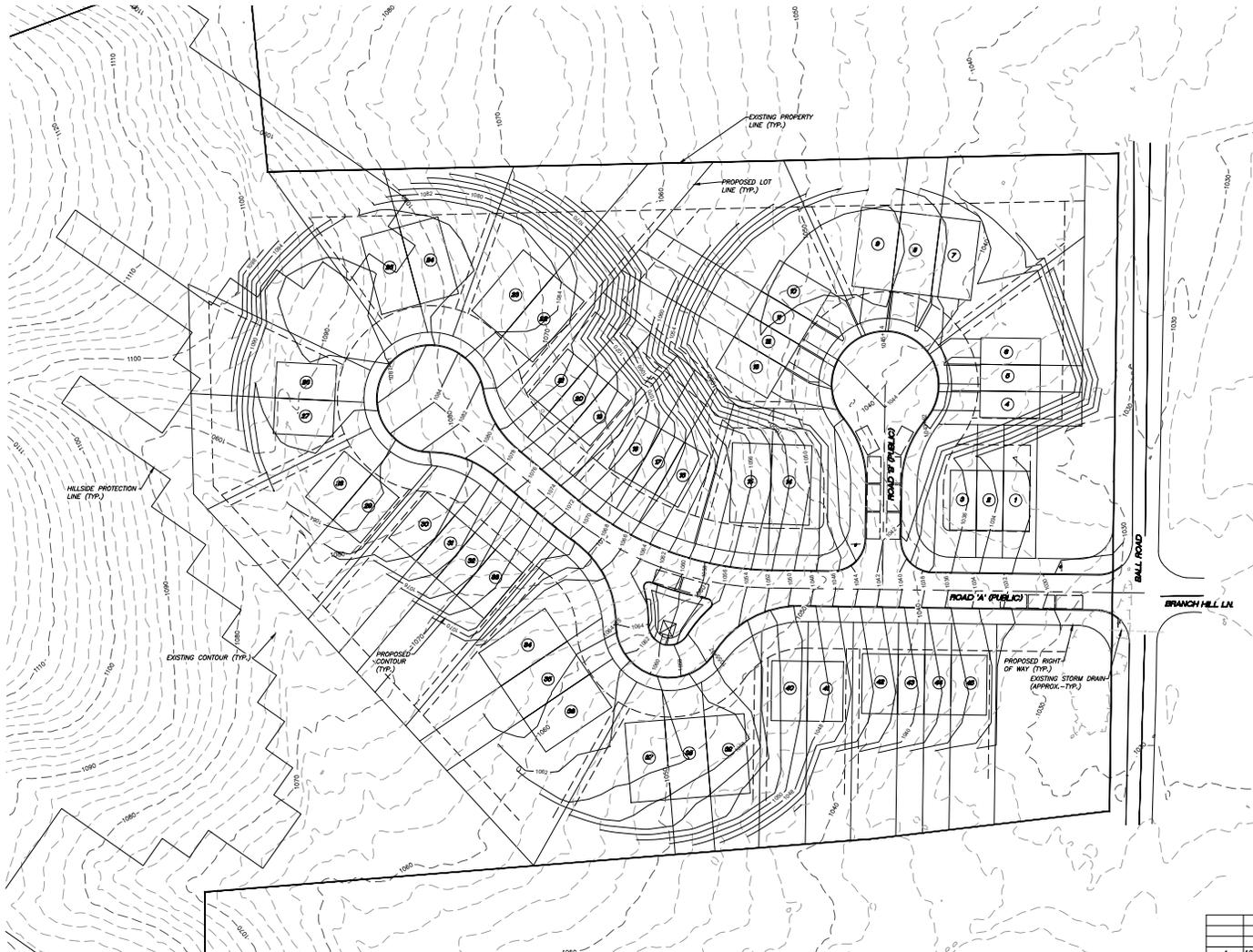
DIST. NO. W6 KNOX CO., TN
 CLT MAP 78 PARCEL 254
 SCALE: 1"=40' OCTOBER 22, 2025

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., SUITE 201
 KNOXVILLE, TENNESSEE, 37932
 (865) 966-1924

REVISION	DATE	DESCRIPTION	CAS	BY
1	12/10/25	SUBMITTAL 2	CAS	



LOCATION MAP



GRADING PLAN NOTES:
 THERE WILL BE APPROXIMATELY 0.2 ACRES OF DISTURBANCE IN HILLSIDE PROTECTION.

Revised: 12/11/2025

MPC FILE# 1-SE-26-C/1-F-26-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 County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer: *Christopher A. Sharp, F.*
 Christopher A. Sharp, F.
 Tennessee License No. 100984
 Date: 11/10/25

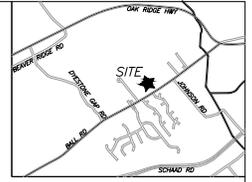


SHEET C-2

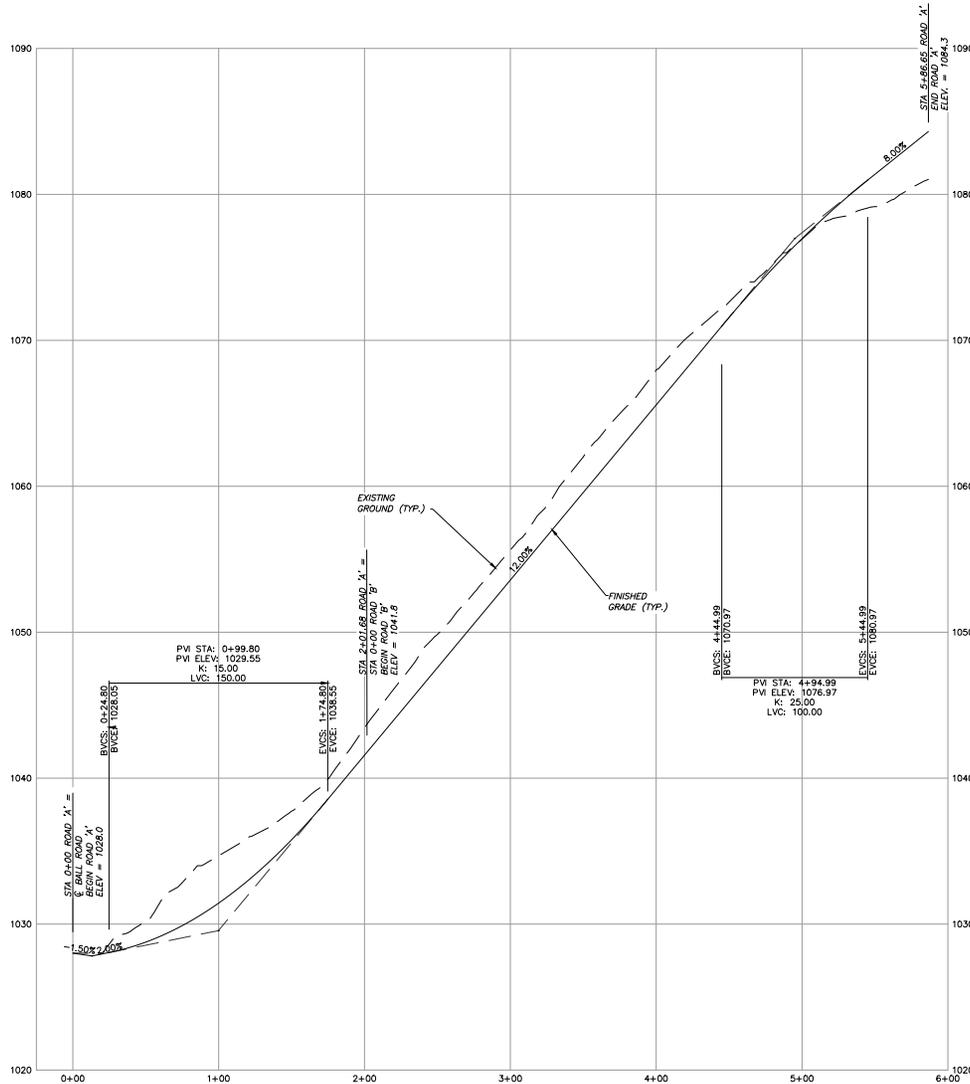
PRELIMINARY GRADING PLAN
0 BALL ROAD
 SITE ADDRESS: 0 BALL ROAD, KNOXVILLE (37931)
 DEVELOPER: JOPA PROPERTIES, LLC.
 11543 KINGSTON PIKE
 KNOXVILLE, TN 37934
 (865) 777-1700
 DIST. NO. W6 KNOX CO., TN.
 CLT MAP 78 PARCEL 254
 SCALE: 1"=40' OCTOBER 22, 2025

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., SUITE 201
 KNOXVILLE, TENNESSEE, 37932
 (865) 966-1924

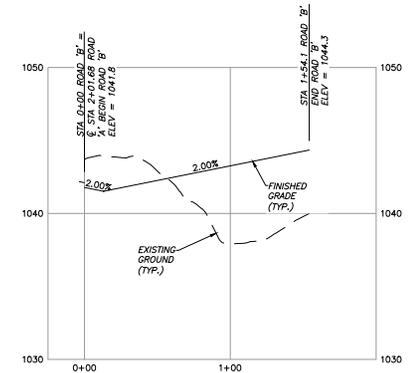
REVISION	DATE	DESCRIPTION	BY	CHK	DWG. NO.
1	12/10/25	SUBMITTAL 2	CAS		



LOCATION MAP



PROFILE VIEW: ROAD 'A'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



PROFILE VIEW: ROAD 'B'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)

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-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
Registered Engineer: Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 11/10/25



Revised: 12/11/2025

MPC FILE# 1-SE-26-C/1-F-26-DP

SHEET C-3

ROAD PROFILES
0 BALL ROAD
SITE ADDRESS: 0 BALL ROAD, KNOXVILLE (37931)

DEVELOPER: JOPA PROPERTIES, LLC.
11543 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 777-1700

DIST. NO. W6 KNOX CO., TN.
CLT MAP 78 PARCEL 254
SCALE: AS NOTED OCTOBER 22, 2025

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, SUITE 201
KNOXVILLE, TENNESSEE, 37932
(865) 966-1924

DWN: CLM
CHK: CAS
DWG. NO. 2510029

REVISION	DATE	DESCRIPTION	BY
1	12/10/25	SUBMITTAL 2	CAS

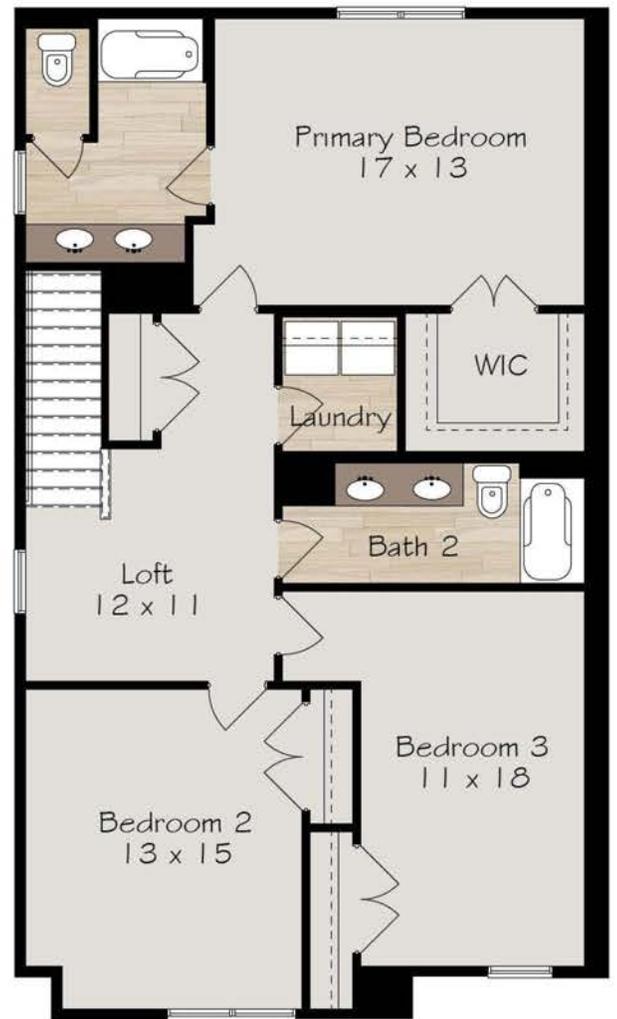
THE COSMO

3 BED - 2.5 BATH
1,937 SQUARE FOOT*

MAIN FLOOR: 732 SF
SECOND FLOOR: 1,205 SF

EXPLORE OUR INTERACTIVE HOME DESIGN TOOL TO SEE
AVAILABLE PLAN CHANGES AND UPGRADES

1-SE-26-C / 1-F-26-DP
Revised: 12/11/2025



DISCLAIMER FOR ALL ELEVATIONS & FLOOR PLANS

*Denotes base square footage. All square footage & dimensions are approximate and subject to change with plan changes. All elevations & floor plans are artistic representations and do not always reflect standard materials or styles. Builder reserves the right to make substitutions, change prices, products, & specifications without notice or obligation.

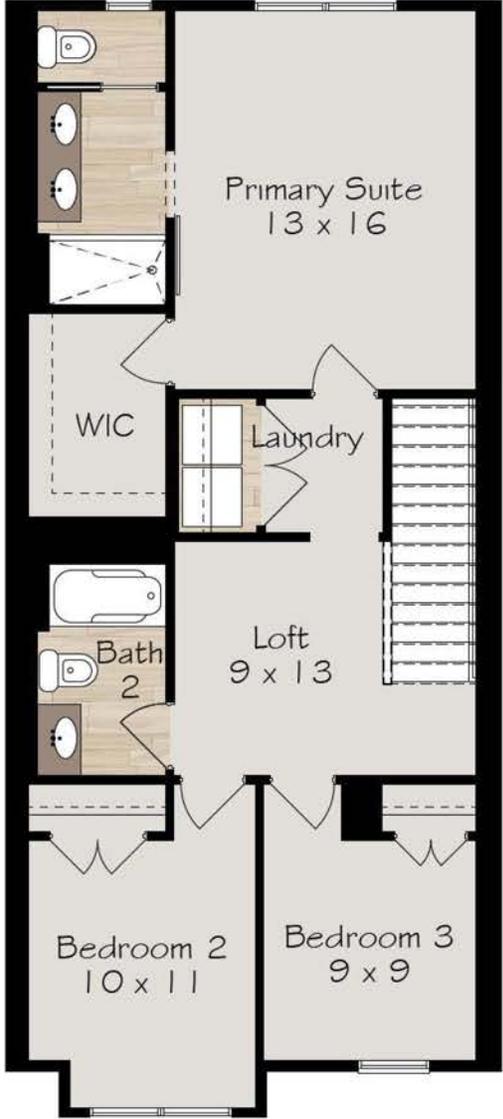
THE ZINNIA

3 BED - 2.5 BATH
1,479 SQUARE FOOT*

MAIN FLOOR: 618 SF
SECOND FLOOR: 861 SF

EXPLORE OUR INTERACTIVE HOME DESIGN TOOL TO SEE
AVAILABLE PLAN CHANGES AND UPGRADES

1-SE-26-C / 1-F-26-DP
Revised: 12/11/2025



DISCLAIMER FOR ALL ELEVATIONS & FLOOR PLANS

*Denotes base square footage. All square footage & dimensions are approximate and subject to change with plan changes. All elevations & floor plans are artistic representations and do not always reflect standard materials or styles. Builder reserves the right to make substitutions, change prices, products, & specifications without notice or obligation.

the
Iris

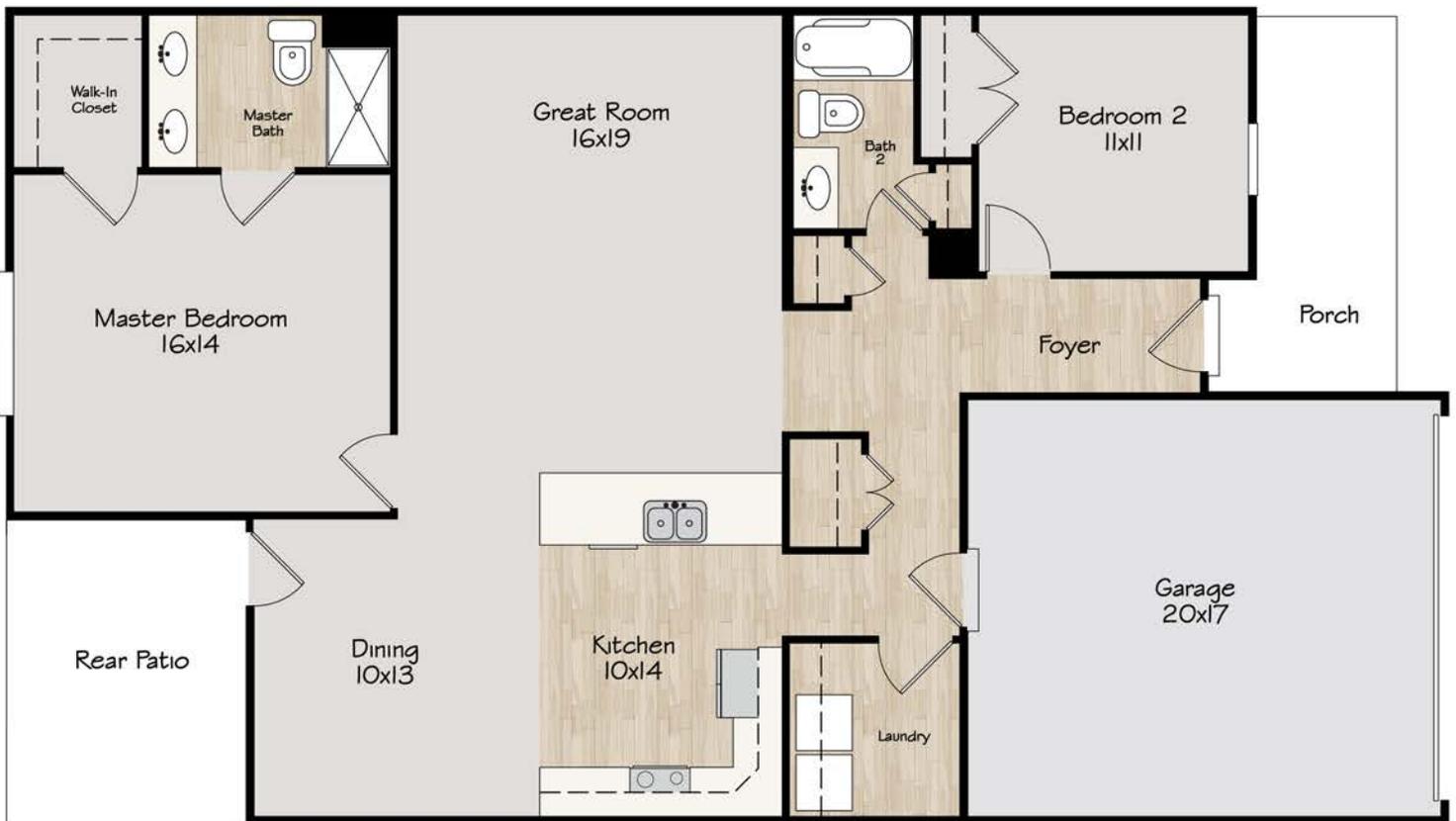
34' x 60'

 2 Bed

 2 Bath

 1450 sq. ft.

1-SE-26-C / 1-F-26-DP
Revised: 12/11/2025



DISCLAIMER FOR ALL ELEVATIONS & FLOOR PLANS

All square footage and room dimensions are approximate. Some plan changes and options will alter the approximate square footage. All elevations are artistic representations and do not necessarily reflect standard materials or styles. Builder reserves the right to make substitutions, change prices, products, & specifications without notice or obligation. Some features shown may be options; please refer to the list of special features & included options for complete list.

**HARPER
VILLAGE**

**ALPINE
MEADOW**



THE BLUEBELL

2 BED - 2 BATH

1,364 SQUARE FOOT*

EXPLORE OUR INTERACTIVE HOME DESIGN TOOL TO SEE
AVAILABLE PLAN CHANGES AND UPGRADES

1-SE-26-C / 1-F-26-DP
Revised: 12/11/2025





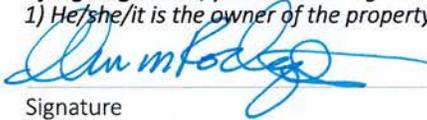
Property Owners Option Holders

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

Please print or type in black ink:

Acknowledgement

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


 Signature
 Shawn Roderiques
 Name
 Option Holder
 Affiliation
 11/11/25
 Date
 Owner
 Option Holder

11543 Kingston Pike
 Address
 Knoxville TN
 City
 State
 37934
 Zip

Signature
 Name
 Affiliation
 Date
 Owner
 Option Holder

Address
 City
 State
 Zip

Signature
 Name
 Affiliation
 Date
 Owner
 Option Holder

Address
 City
 State
 Zip

Signature
 Name
 Affiliation
 Date
 Owner
 Option Holder

Address
 City
 State
 Zip

Signature
 Name
 Affiliation
 Date
 Owner
 Option Holder

Address
 City
 State
 Zip

Signature
 Name
 Affiliation
 Date
 Owner
 Option Holder

Address
 City
 State
 Zip

FILE NUMBER

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). The contact information you provide in your application may be used for that purpose. 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.

12/26/2025

Date to be Posted

01/09/2026

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

Shawn Roderiques

Applicant Name

Date