

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 1-SE-26-C

AGENDA ITEM #: 30

1-F-26-DP

AGENDA DATE: 1/8/2026

► **SUBDIVISION:** HUNTERS GROVE

► **APPLICANT/DEVELOPER:** JOPA PROPERTIES, LLC

OWNER(S): Mary Padgett

TAX IDENTIFICATION: 78 254

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 BALL RD

► **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.