

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 3-SB-25-C Related File Number: 3-D-25-DP
Application Filed: 1/24/2025 Date of Revision:
Applicant: CHRIS SWINDLE

PROPERTY INFORMATION

General Location: South side of Ball Camp Pike, southwest of Bakertown Road
Other Parcel Info.:
Tax ID Number: 91 226 (PART OF) Jurisdiction: County
Size of Tract: 8.39 acres
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.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: 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)
Proposed Use: Attached residential subdivision Density: 3.1 du/ac
Planning Sector: Northwest County Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protectio
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7816 BALL CAMP PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 5 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 7816 Ball Camp Pike

No. of Lots Proposed: 26 No. of Lots Approved: 0

Variances Requested: 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)

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full):
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.

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.

Action: Approved with Conditions **Meeting Date:** 3/13/2025

Details of Action:

Summary of Action:

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.

Date of Approval: 3/13/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**