



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 3-SD-22-C **AGENDA ITEM #:** 33  
3-F-22-UR **AGENDA DATE:** 4/14/2022

POSTPONEMENT(S): 3/10/2022

▶ **SUBDIVISION:** MORNING RIDGE  
▶ **APPLICANT/DEVELOPER:** CHARLES R. "RANDY" CORLEW  
OWNER(S): Elbert Griffith

TAX IDENTIFICATION: 91 77.01 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Ball Rd.

▶ **LOCATION:** North side of Ball Road, north of Bakertown Road

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 19.31 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant -- RA (Low Density Residential)  
South: Rural residential -- A (Agricultural)  
East: Agriculture/forestry/vacant, single family residential, rural residential -- RA (Low Density Residential)  
West: Agriculture/forestry/vacant, single family residential -- RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 57

SURVEYOR/ENGINEER: Charles R. "Randy" Corlew / Welrocenterprises, LLC

ACCESSIBILITY: Access is via Ball Road, a major collector with a pavement width of 20-ft within a right-of-way width of 50-ft.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**  
1) Reduce the minimum intersection separation between Sunshine Lane and Bakertown Road from 300 ft to 222 ft.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

- 1) Reduce the minimum private right-of-way width on Sunshine Lane from 50 ft to 40 ft
- 2) Reduce the minimum pavement width on Sunshine Lane from 26 ft to 25 ft

- 3) Reduce the minimum private right-of-way width on Morgen Street from 50 ft to 40 ft
- 4) Reduce the minimum pavement width on Morgen Street from 26 ft to 25 ft
- 5) Reduce the minimum horizontal curve radius from 250' to 100' for Morgen Street from STA 1+13.53 to 2+75.15
- 6) Reduce the minimum horizontal curve radius from 250' to 100' for Morgen Street from STA 8+52.53 to 10+16.67

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL**

- 1) Increase the maximum intersection grade from 1 percent to 2 percent at the northern intersection of Morgen Street and Sunrise Lane.

**STAFF RECOMMENDATION:**

- ▶ **Approve variance 1 and the alternative design standards 1-6 based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.**

**Approve the Concept Plan subject to 13 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing a note on the final plat that the private right-of-way are not public streets and will not be maintained by Knox County.
4. Providing a sight distance easement across the lots on the inside of the two Morgen Street horizontal curves per the requirements of Knox County Engineering and Public Works during the design plan phase. The driveways on these lots must be located outside of the sight distance easement and shown on the plat, or the driveways must have a depth of 20 ft beyond the sight distance easement if it cannot be located outside of the sight distance easement.
5. Dedicating the required 30-ft right-of-way from the centerline of Ball Road per the Major Road Plan and the Subdivision Regulations.
6. Revising the roundabout design per the requirements of Knox County Engineering and Public Works during the design plan phase.
7. Installation of all utilities underground per the requirements of Section 3.10.D (Electric, Gas, Telephone, and Other Utilities) of the Subdivision Regulations, unless documentation is provided to and approved by the Utility Agency and Planning staff.
8. Meeting all applicable requirements of West Knox Utilities District, including but not limited to easements for utilities that must be installed and/or maintained using areas outside of the private right-of-way.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
11. Providing a note on the final plat that all lots will have access to internal streets.
12. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
13. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities, and drainage system.

- ▶ **Approve the development plan for 57 detached residential houses on individual lots and the peripheral setback reduction from 35 ft to 25 ft, subject to 3 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Providing a privacy fence along the east, west and south boundary, to the rear of lots 1-17 and 42-56, as shown on the Concept Plan.
3. Installing the proposed sidewalk on at least one side of all streets and meeting all applicable ADA design standards.

With the conditions noted, this plan meets the requirements for approval of a Use on Review in a PR zoning district.

**COMMENTS:**

This proposal is for a 57-lot detached residential subdivision on 19.31 acres at a density of 2.95 du/ac. Access to the site is from Ball Road, east of Bakertown Road. The roads within the development are private which provides more flexibility right-of-way and pavement widths compared to public streets. However, the road must be constructed to the same standards as public roads. The applicant is requesting a 25 ft driving surface (between the face of curbs) and a 40 ft right-of-way. A 5 ft sidewalk is proposed on one side of all streets.

#### AMENITIES & SIDEWALKS

There will be sidewalks throughout the development and along the Ball Road frontage, and a recreation field located on the west side of the entrance road (near Ball Road). The hillside to the rear of the property will also remain as an "open space nature preserve".

#### VARIANCES AND ALTERNATIVE DESIGN STANDARDS

The applicant's engineer listed the requested deviations from the Subdivision Regulations on the Variances/Alternative Design Standards Request form (attached), as well as the stated hardships for the requests (see the staff report for the detailed requests). The Knox County Engineering and Public Works department agrees with the requested variance and alternative design standards.

#### STREET DESIGN

The entrance road for the subdivision includes a boulevard and roundabout. The design details for the roundabout will be worked out with Knox County Engineering and Public Works during the design plan phase.

#### DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 - SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

##### 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northwest County Sector Plan designates this property low density residential (LDR) which allows a maximum density of 5 du/ac. The proposed development has a density of 2.95 du/ac and is consistent with the Sector Plan.

B. There is 8.82 acres of this 19.31-acre property within the Hillside Protection (HP) area. According to the preliminary grading plan, approximately 1.97 acres of the HP area will be disturbed. The maximum land disturbance recommended within the HP area is 2.6 acres (see the attached slope analysis).

##### 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed subdivision will have detached residential lot sizes comparable to recently approved subdivisions in the area.

C. The property is zoned PR up to 3 du/ac, and the proposed subdivision has a density of 2.95 du/ac.

D. The house lots are clustered on the flatter portion of the property, predominantly outside of the Hillside Protection area.

##### 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed subdivision will have detached residential lot sizes and setbacks similar to others in the area.

B. An 8 ft privacy fence is proposed to the rear of all lots around the external boundary of the subdivision. The fence is proposed because of the requested peripheral setback reduction to 25 ft.

##### 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The use of the property for single-family residential should not significantly injure the value of the adjacent properties.

##### 5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development has direct access to Ball Road, a major collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

ESTIMATED TRAFFIC IMPACT: 620 (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.

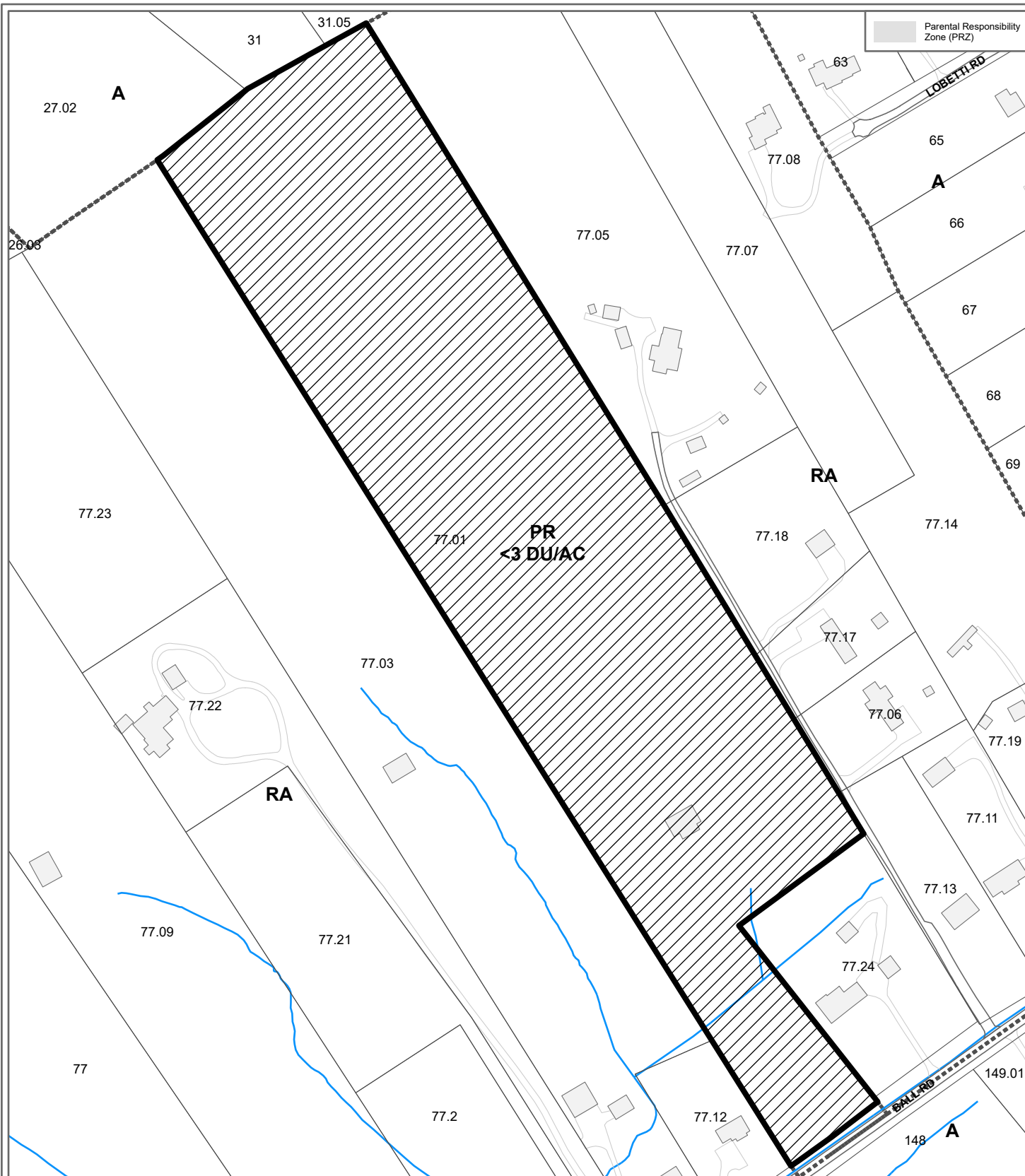
ESTIMATED STUDENT YIELD: 24 (public school children, grades K-12)

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.

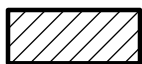
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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



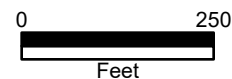
**3-SD-22-C / 3-F-22-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Corlew, Charles R. "Randy"



in PR (Planned Residential)

Map No: 91  
Jurisdiction: County



Original Print Date: 2/3/2022  
Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

## VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED

1. Provide 25' wide Private Road width  
Justify request by indicating hardship: The size of lot and width requires the pavement width be 25' from Face of Curb to Face of curb
2. Distance between Roadway and Bakertown Road  
Justify request by indicating hardship: The actual distance between roads will be 222' from Centerline to Centerline Sunrise Lane to Bakertown Road
3. Intersection grades will be adjusted for Site Distance  
Justify request by indicating hardship: sunrise lane and Morgan Street at Round about as well as Sunrise Lane and Morgan Street at intersection on Sunrise Lane sta 7+89
4. Right of Way for Private Road  
Justify request by indicating hardship: 40' instead of 50' Right-of-Way due to width of property
5. Change horizontal Curve from 250' to 100'  
Justify request by indicating hardship: Needed due to width of property and topography the horizontal curve of 100' can be provided on this project if approved
6. Increase the minimum Intersection from 1% to 2%  
Justify request by indicating hardship: The northern intersection on Morgan Street needs to be adjusted to 2% minimum for the topography intersection approaches @ roundabout be 4% minimum
7. Vertical Curve @ Bull Road  
Justify request by indicating hardship: Vertical Curve to Bull Road be R=25

I certify that any and all requests needed to meet 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

4-6-2022  
Date

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## *Requested Variances & Alternative Design Standards*

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### 3-SD-22-C / 3-F-22-UR – MORNING RIDGE

#### **VARIANCES**

1. Reduce the minimum intersection separation between Sunshine Lane and Bakertown Road from 300 ft to 222 ft.

#### **ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

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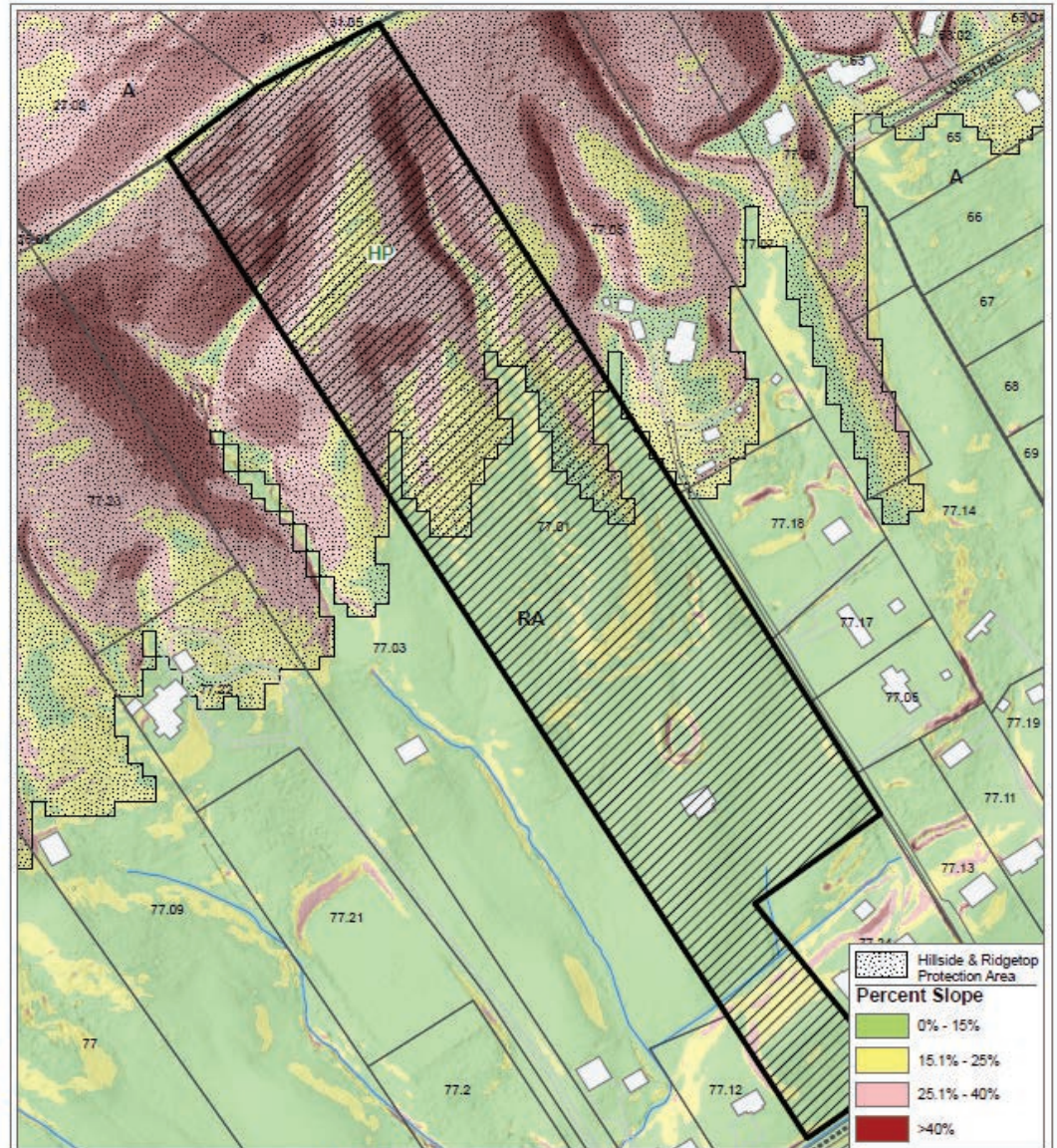
#### **ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL**

1. Increase the maximum intersection grade from 1 percent to 2 percent at the northern intersection of Morgen Street and Sunrise Lane.

#### **KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:**

Approve as requested

| CATEGORY                     | ACRES        | RECOMMENDED DISTURBANCE BUDGET (Percent)                                      | DISTURBANCE AREA (Acres) |
|------------------------------|--------------|-------------------------------------------------------------------------------|--------------------------|
| Non-Hillside                 | 11.23        | 100%                                                                          | 11.2                     |
| 0-15% Slope                  | 0.45         | 100%                                                                          | 0.5                      |
| 15-25% Slope                 | 2.39         | 50%                                                                           | 1.2                      |
| 25-40% Slope                 | 3.68         | 20%                                                                           | 0.7                      |
| Greater than 40% Slope       | 2.30         | 10%                                                                           | 0.2                      |
| Ridgetops                    | 0            |                                                                               |                          |
| <b>Subtotal: Sloped Land</b> | <b>8.82</b>  | <i>Recommended disturbance budget within Hillside Protection Area (acres)</i> | <b>2.6</b>               |
| <b>Total Acreage</b>         | <b>20.05</b> |                                                                               |                          |



3-SD-22-C / 3-F-22-UR  
Slope Analysis

Petitioner: Jernigan, Victor

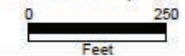


Detached residential subdivision

Map No: 91

Jurisdiction: County

Original Print Date: 8/16/2021 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902







LOCATION MAP  
SCALE: N.T.S.

SITE INFORMATION:

1. ADDRESS: 0 BALL ROAD  
CLT MAP: 91  
PARCEL: 77.01  
PARCEL ID: 097 07701  
DISTRICT: W  
ACREAGE: 19.31 AC  
EXISTING ZONING: PR

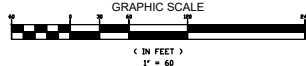
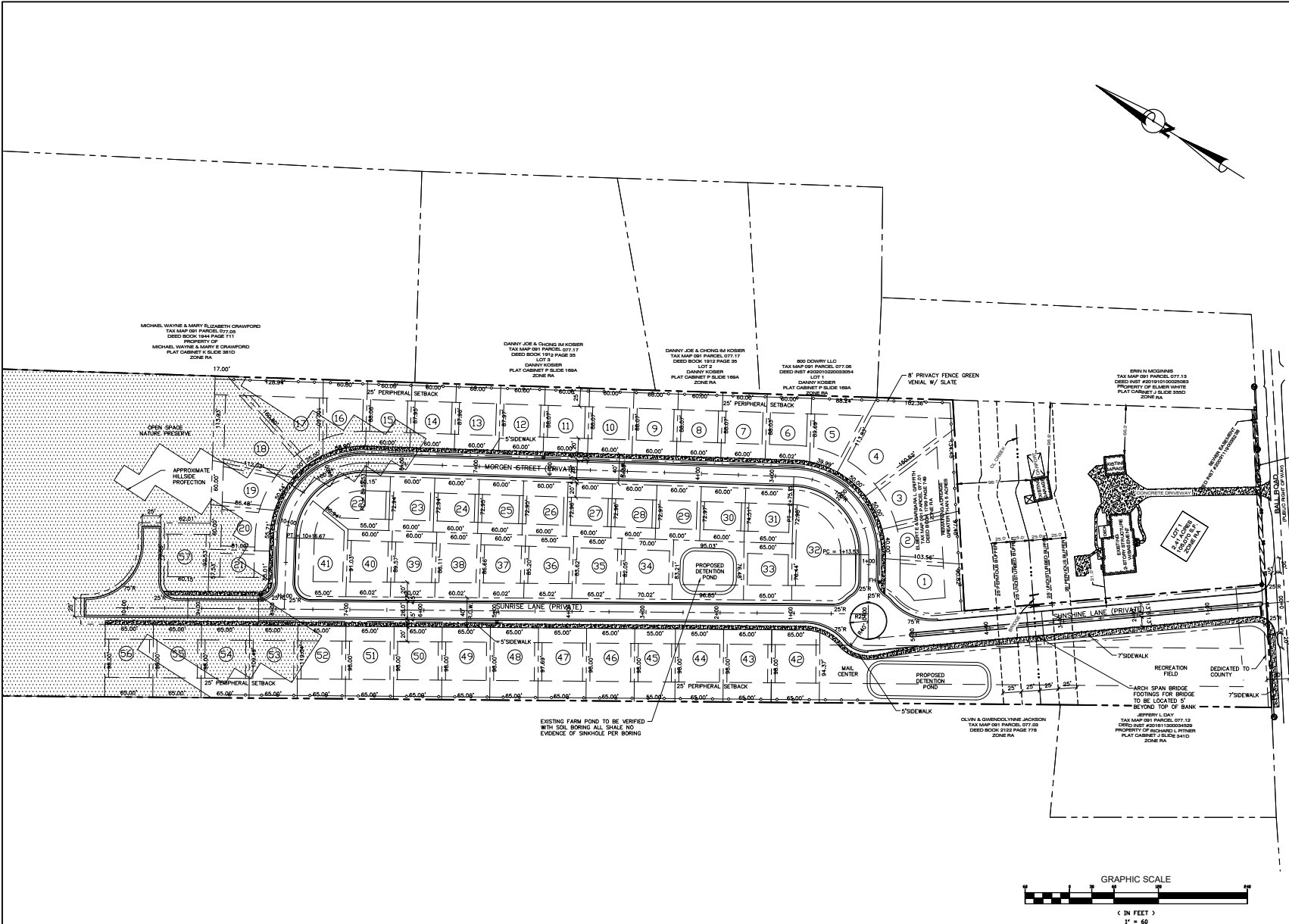
WATERSHED: BEAVER CREEK

SUBDIVISION SUMMARY:

1. TRACT SIZE = 19.13 ACRES
2. NUMBER OF LOTS PROPOSED = 57 BUILDING LOTS
3. PROPOSED ROADS ARE TO BE PRIVATE ROADS
4. 25' WIDE PAVEMENT W/EXTRICED CURBS

PROPOSED BUILDING SETBACKS

- FRONT: 20 FEET
- SIDE: 5 FEET
- REAR: 15 FEET
- PERIPHERY: 25 FEET



| NUMBER | DESCRIPTION OF REVISION | DATE |
|--------|-------------------------|------|
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**WELROC ENTERPRISES LLC**  
Consulting • Development • Engineering

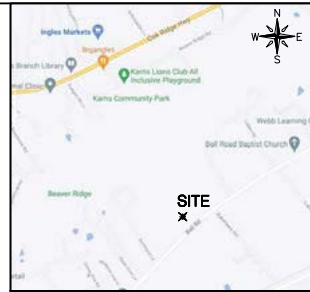
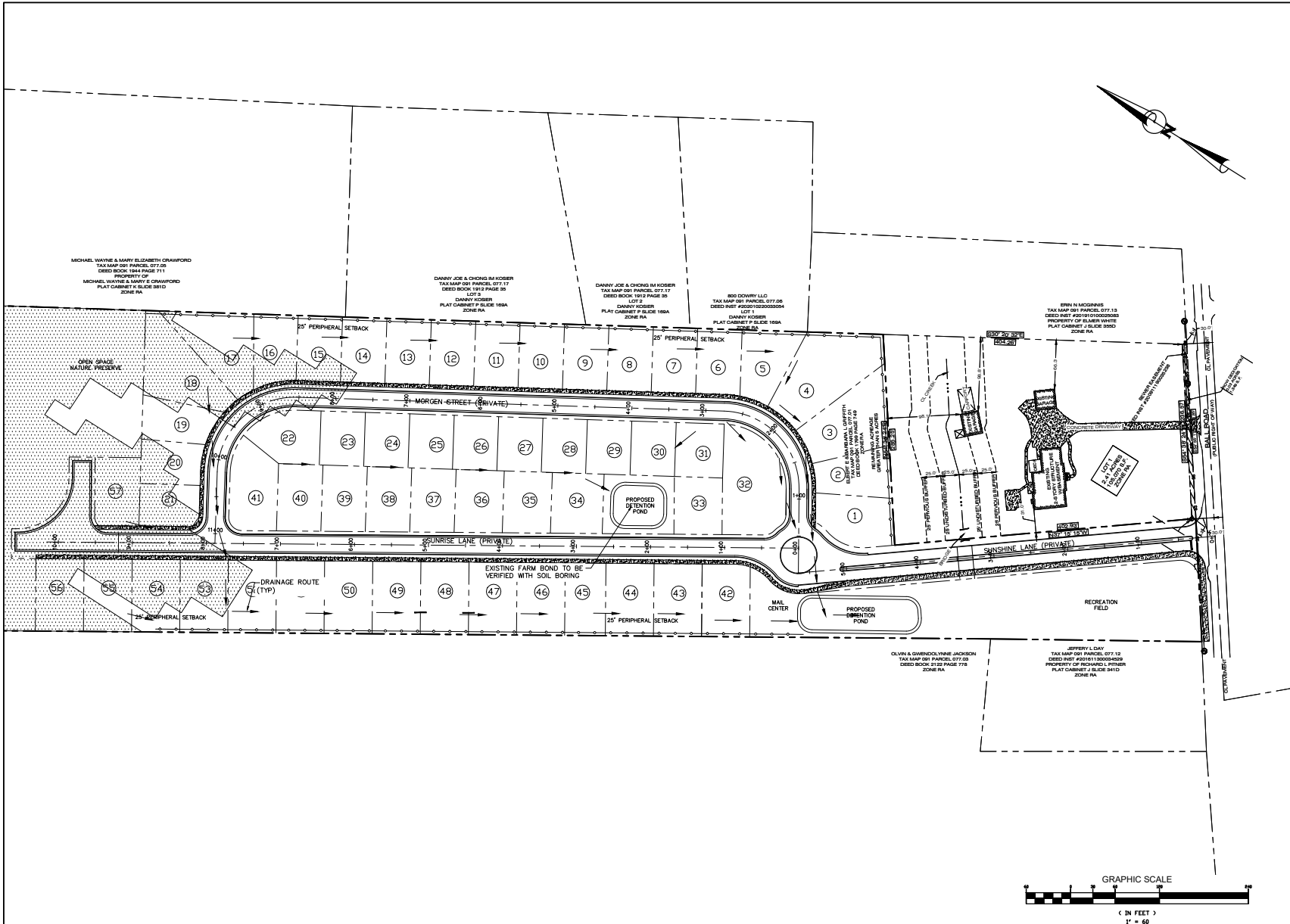
376 LOCHMERE DRIVE  
MORRISTOWN, TENNESSEE, 37814

|               |
|---------------|
| CONCEPT PLAN  |
| MORNING RIDGE |
| KNOX COUNTY   |

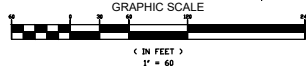


Revised: 4/6/2022  
3-SD-22-C/ 3-F-22-UR

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| SCALE:      | 1"=60' |
| DATE:       | 4/6/22 |
| DRAWN BY:   | SCH    |
| CHECKED BY: | CRC    |
| SHEET:      | 1 OF 4 |



LOCATION MAP  
SCALE: N.T.S.



| NUMBER | DESCRIPTION OF REVISION | DATE |
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**WELROC ENTERPRISES LLC**  
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 376 LOCHMERE DRIVE  
 MORRISTOWN, TENNESSEE, 37814

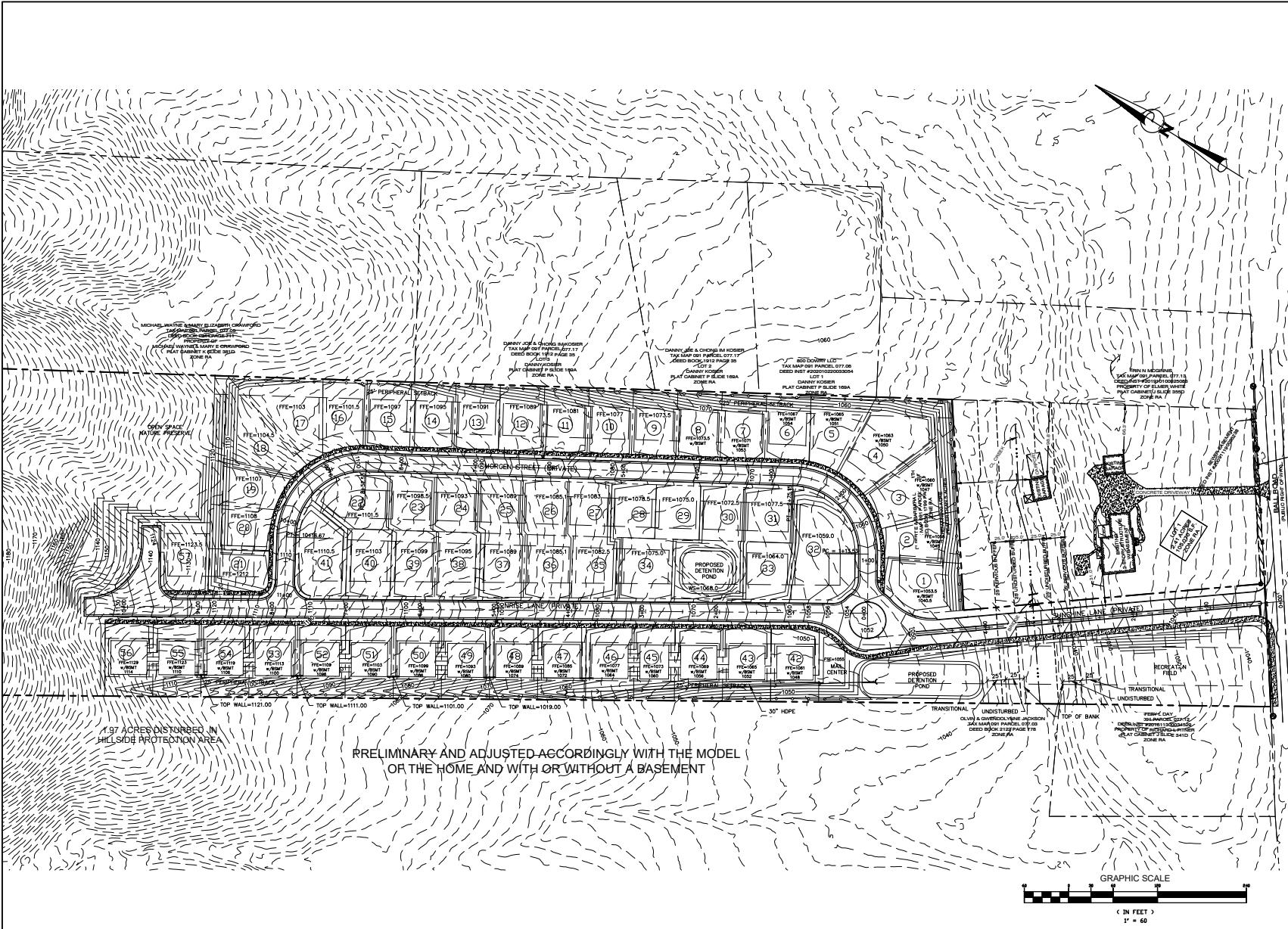
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| GENERAL DRAINAGE PLAN |
| MORNING RIDGE         |
| KNOX COUNTY           |



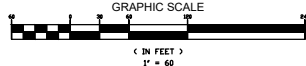
Revised: 4/6/2022  
 3-SD-22-C/ 3-F-22-UR  
 SCALE: 1"=60'  
 DATE: 4/6/22  
 DRAWN BY: SCH  
 CHECKED BY: CRC  
 SHEET: 3 OF 4



LOCATION MAP  
SCALE: N.T.S.



PRELIMINARY AND ADJUSTED ACCORDINGLY WITH THE MODEL OF THE HOME AND WITH OR WITHOUT A BASEMENT



| NUMBER | DESCRIPTION OF REVISION | DATE |
|--------|-------------------------|------|
|        |                         |      |
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376 LOCHMERE DRIVE  
MORRISTOWN, TENNESSEE, 37814

|                          |
|--------------------------|
| PRELIMINARY GRADING PLAN |
| MORNING RIDGE            |
| KNOX COUNTY              |



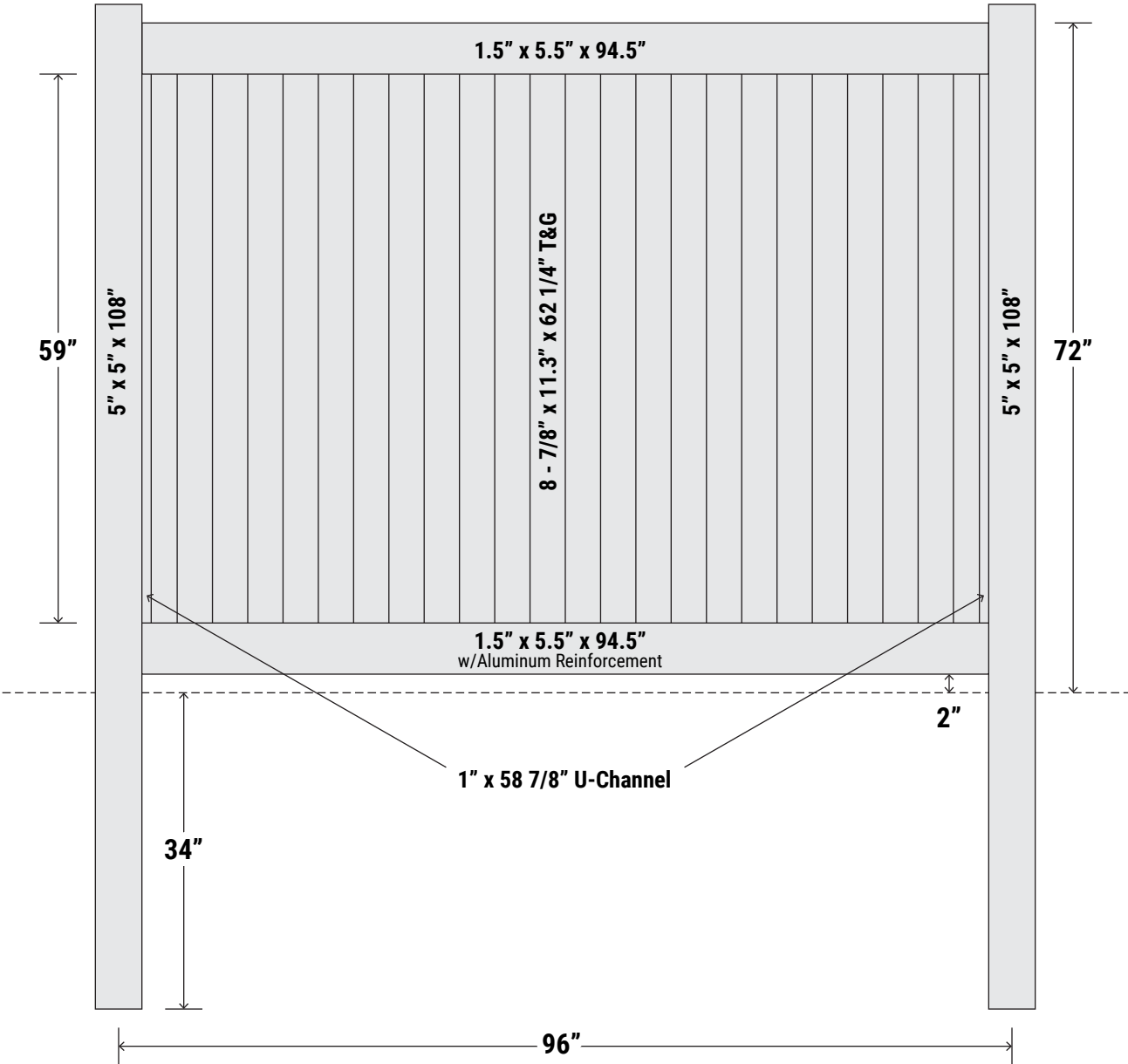
Revised: 4/8/2022  
3-SD-22-C/ 3-F-22-UR

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| SCALE:      | 1"=60' |
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| SHEET:      | 4 OF 4 |





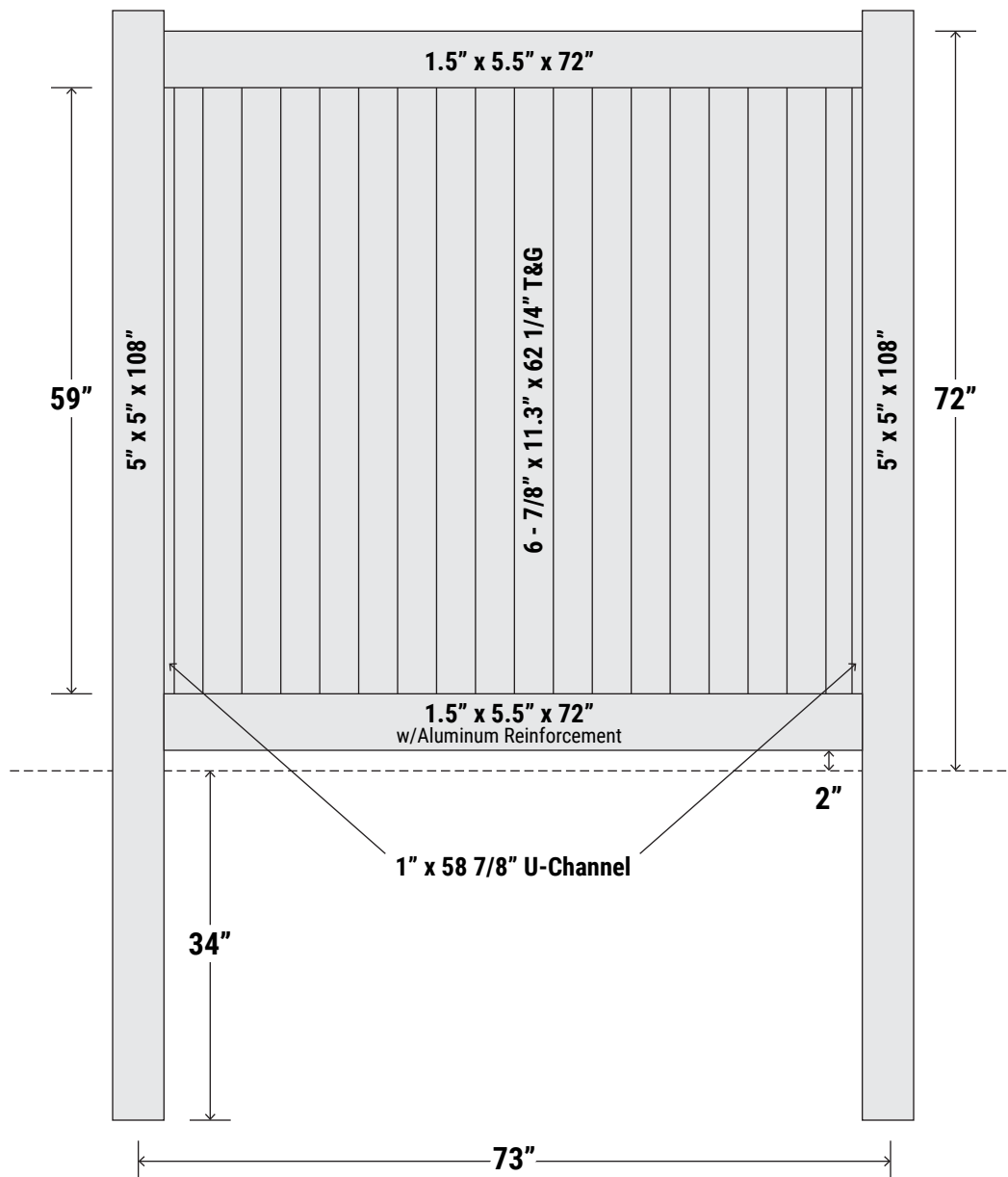
# Legacy Privacy Specs - 6' x 8'





**HUSKER VINYL** INC.

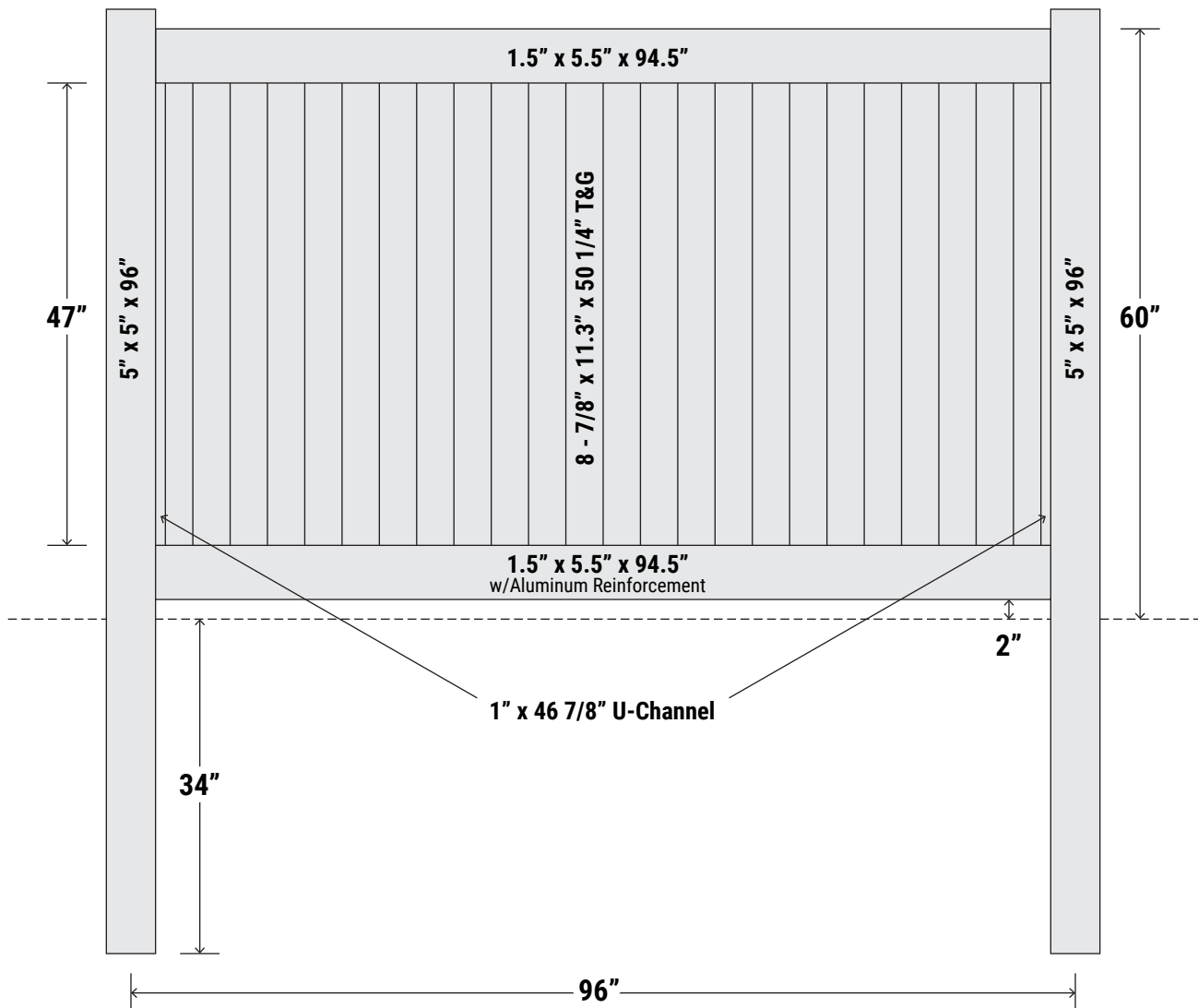
## Legacy Privacy Specs - 6' x 6'





**HUSKER VINYL** INC.

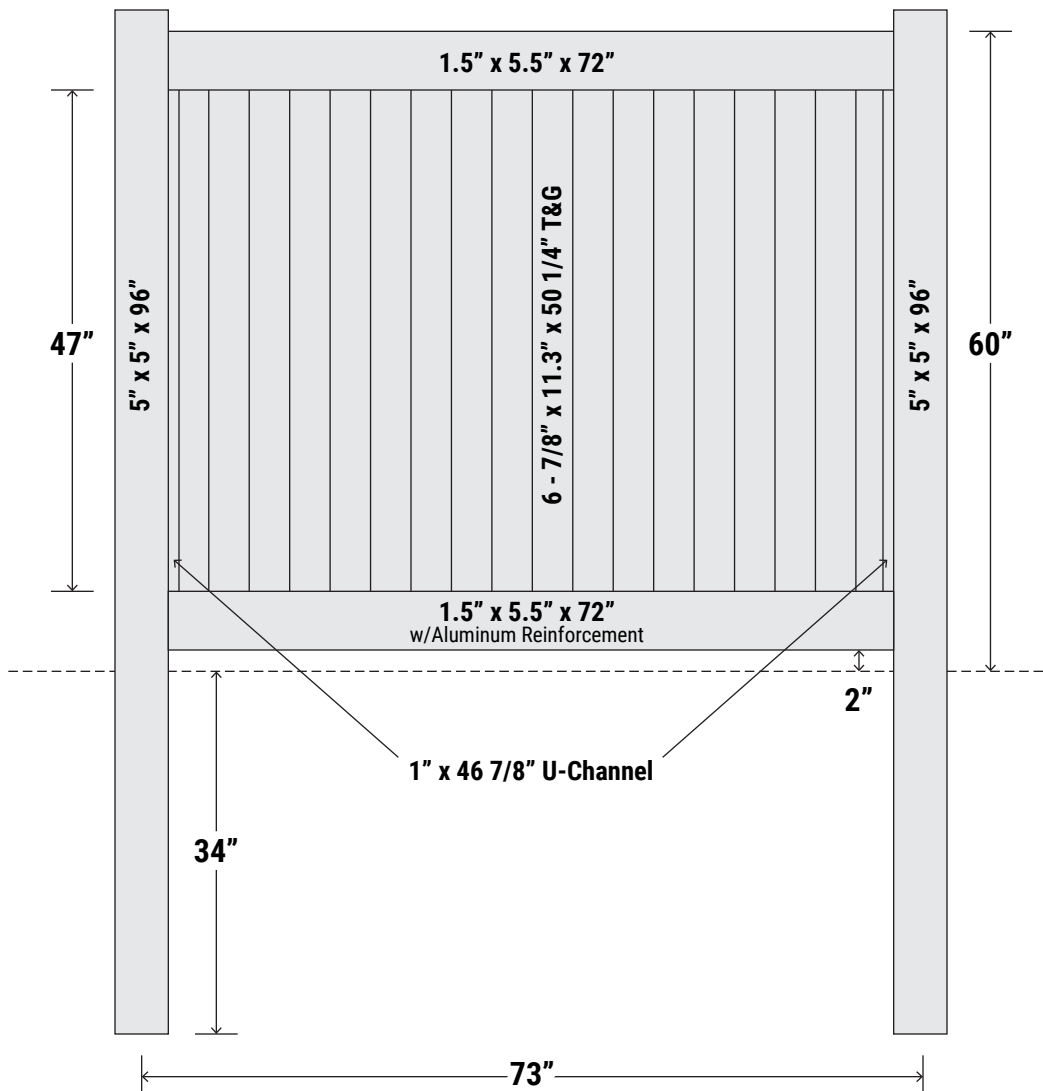
## Legacy Privacy Specs - 5' x 8'





**HUSKER VINYL** INC.

## Legacy Privacy Specs - 5' x 6'

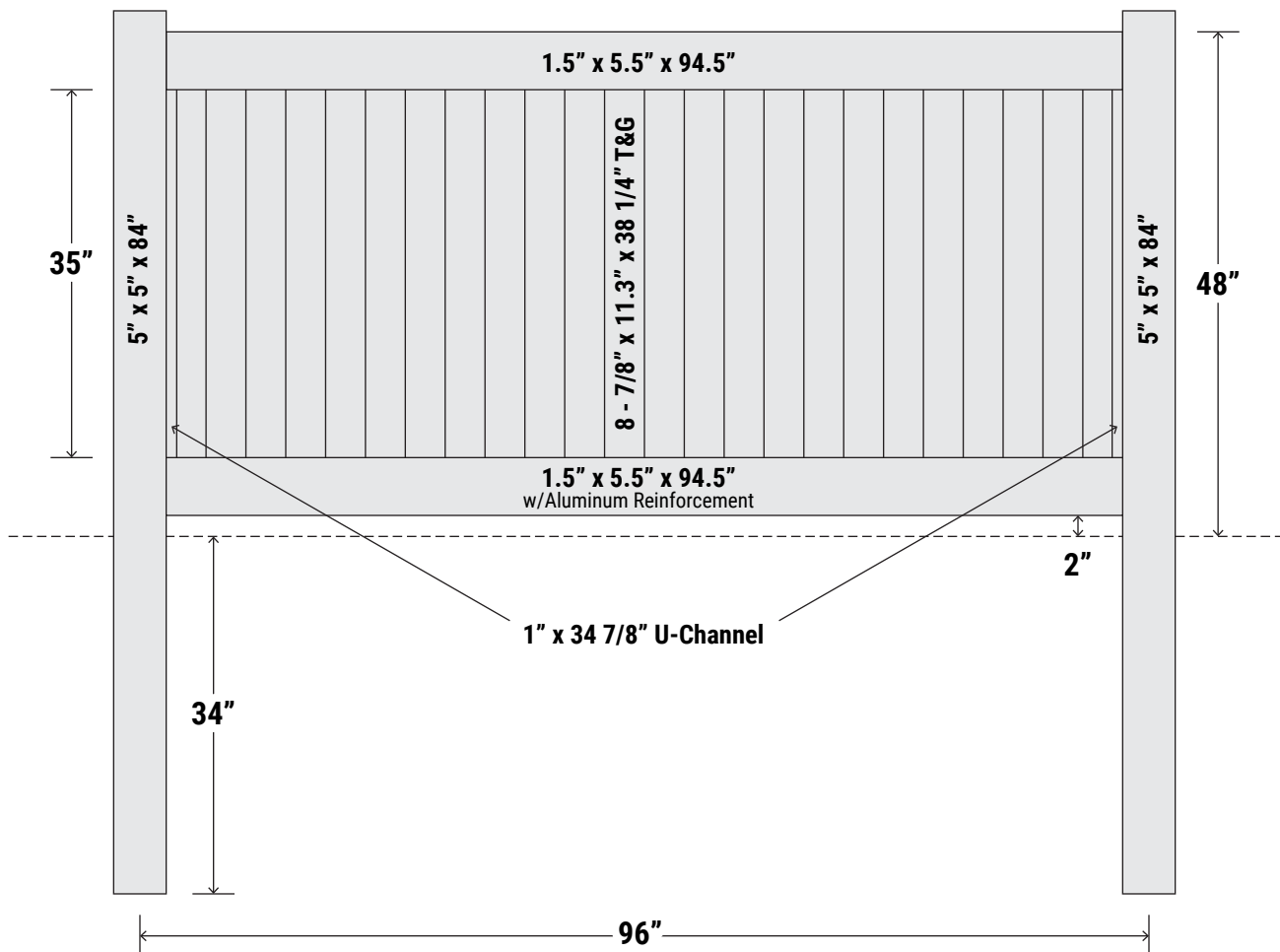






**HUSKER VINYL** INC.

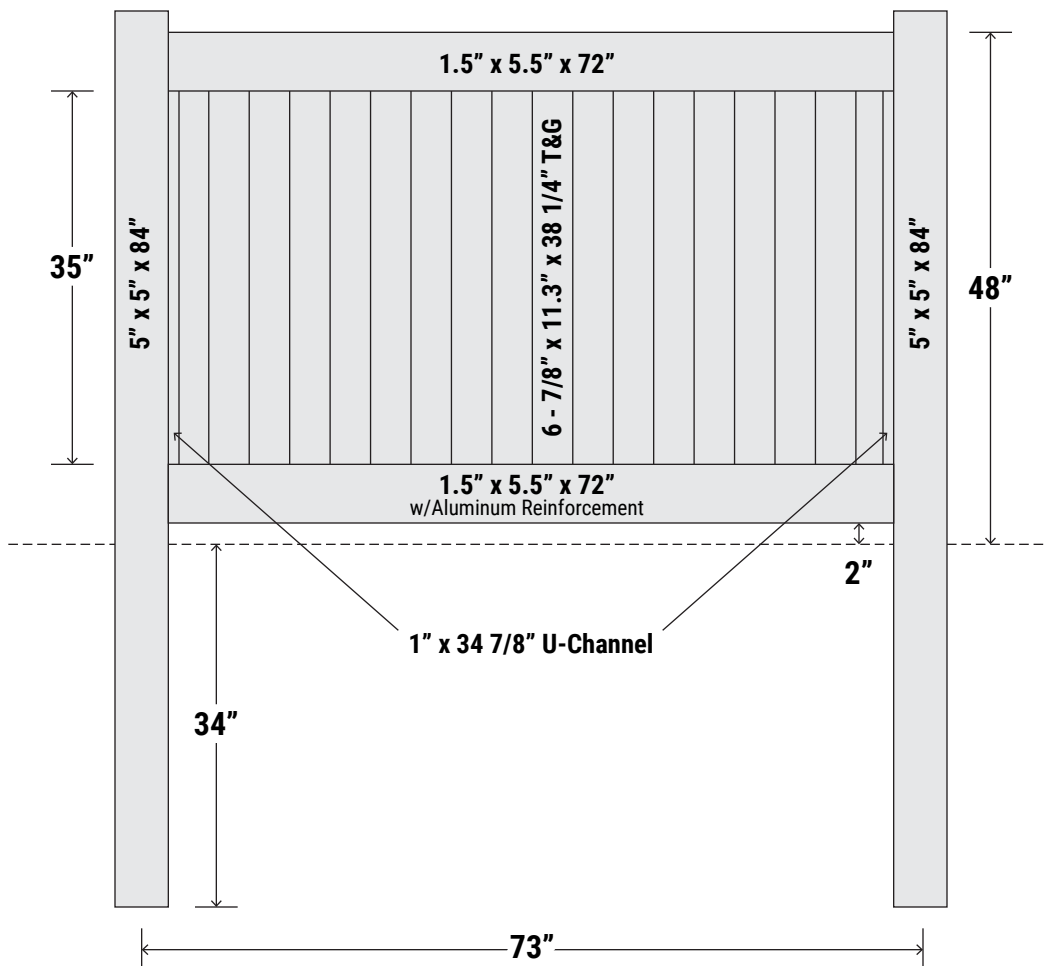
## Legacy Privacy Specs - 4' x 8'





**HUSKER VINYL** INC.

## Legacy Privacy Specs - 4' x 6'





# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Charles R. "Randy" Corlew

Welrocenterprises LLC

Applicant Name

Affiliation

January 24, 2022

March 10, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

~~9-A-21-RZ~~  
**3-SD-22-C**  
**3-F-22-UR**

### CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Charles R. "Randy" Corlew

Welrocenterprises LLC

Name

Company

376 Lochmere Drive

Morristown

TN

37814

Address

City

State

ZIP

423-312-8371

Rcorlew@welrocenterprises.com

Phone

Email

### CURRENT PROPERTY INFO

Elbert Griffith

0 Ball Road

865-805-5840

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Ball Road

CLT 91 Parcel 77.01

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

North side of Ball Road, north of Bakertown Road

19.31 acres

General Location

Tract Size

City  County 6th District

PR (Planned Residential)  
Zoning District

Vacant land  
Existing Land Use

Northwest County

LDR & HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential  
 Home Occupation (specify) \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

**Morning Ridge Development**
Related Rezoning File Number  
**9-A-21-RZ**  
 Proposed Subdivision Name  
**3 du/ACRE**   
  Combine Parcels   
  Divide Parcel   
 **58**  
 Unit / Phase Number   
 Total Number of Lots Created  
 Other (specify) **Note: Ball Road to Round-about will be public and remaining roads in subdivision will be private**  
 Attachments / Additional Requirements

**ZONING REQUEST**

Zoning Change   
 Proposed Zoning \_\_\_\_\_  
 Plan Amendment Change   
 Proposed Plan Designation(s) \_\_\_\_\_  
 Pending Plat File Number \_\_\_\_\_  
 Proposed Density (units/acre)   
 Previous Rezoning Requests \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

**STAFF USE ONLY**

**PLAT TYPE**  
 Staff Review   
  Planning Commission  
**ATTACHMENTS**  
 Property Owners / Option Holders   
  Variance Request  
**ADDITIONAL REQUIREMENTS**  
 Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

|       |  |         |
|-------|--|---------|
| Fee 1 |  | Total   |
| 406   |  |         |
| Fee 2 |  |         |
|       |  | \$3,231 |
| Fee 3 |  |         |

MR

**AUTHORIZATION**


Charles R. "Randy" Corlew    1/24/2022  
 Applicant Signature    Please Print    Date  
 423-312-8371    rcorlew@welrocenterprises.com  
 Phone Number    Email  

Elbert Griffith authorizes Victor Jernigan    1/24/2022  
 Property Owner Signature    Please Print    Date  
**1/25/22 swm**