



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 3-SD-22-C

AGENDA ITEM #: 19

3-F-22-UR

AGENDA DATE: 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

STAFF RECOMMENDATION:

- ▶ **Postpone the Concept Plan until the April 14, 2022 Planning Commission meeting as recommended by staff.**

Staff is recommending postponement to allow additional time for the applicant to submit revised plans, and for staff and the general public to review the revisions.

- ▶ **Postpone the Use on Review until the April 14, 2022 Planning Commission meeting as recommended by staff.**

Staff is recommending postponement to allow additional time for the applicant to submit revised plans, and for staff and the general public to review the revisions.

COMMENTS:

On 3/8/2022, staff determined that the Concept Plan does not accurately depict the location of the Hillside Protection (HP) area and the grading impact that the northern portion of development will have on the steep slopes. Sunrise Lane will extend approximately 250 feet into the HP area and it is unknown how much grading (land disturbance) in the HP area there will be, or how this will impact the proposed road profiles. Vertical curves are not provided on the road profiles to verify that the road can meet the minimum design standards.

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 to the subdivision includes a boulevard and roundabout as you enter the residential part of the subdivision. The design details for the roundabout will be worked out with Knox County Engineering and Public Works during the design plan phase.

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.

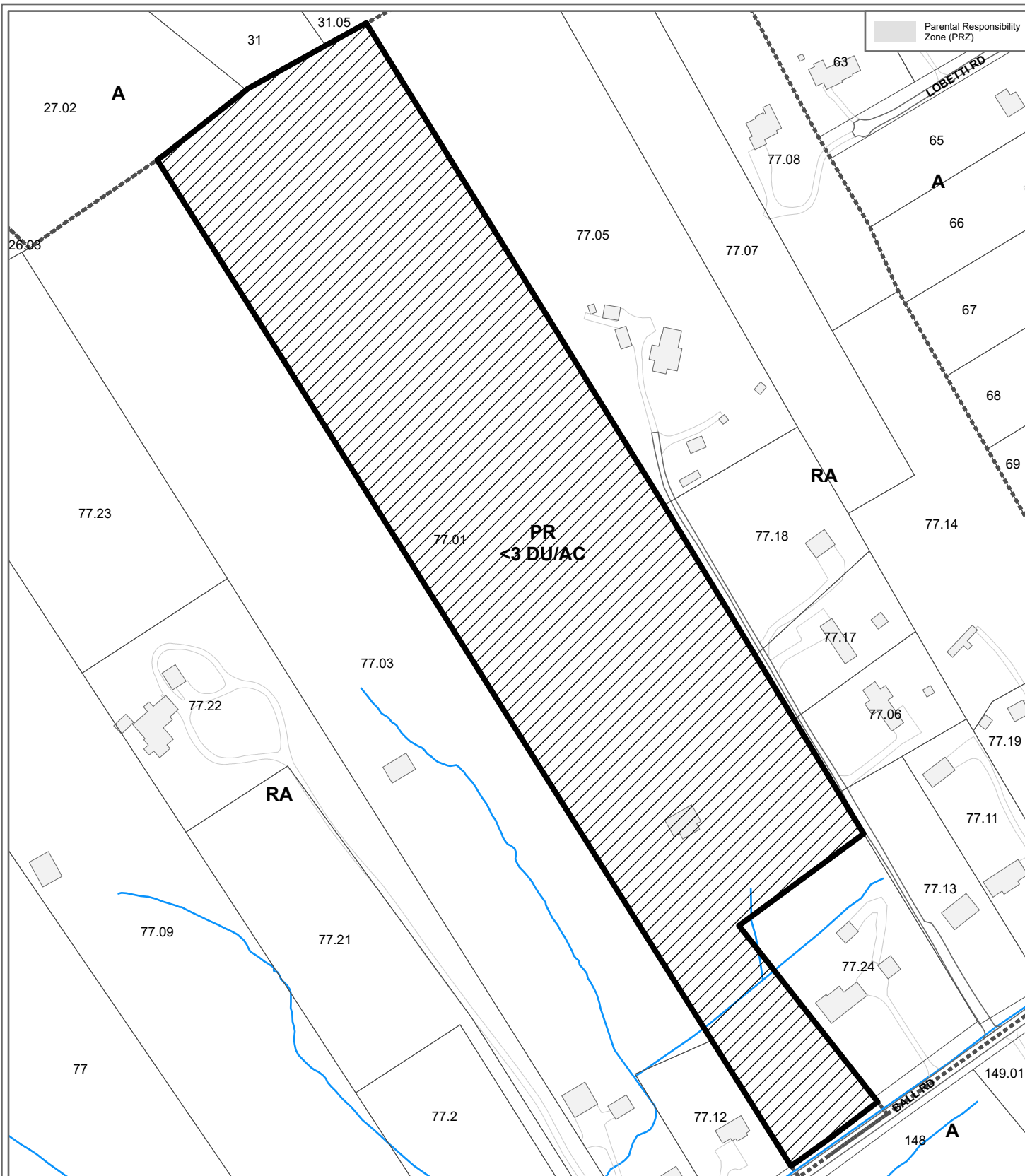
ESTIMATED STUDENT YIELD: 24 (public school children, grades K-12)

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.

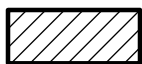
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



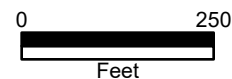
**3-SD-22-C / 3-F-22-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Corlew, Charles R. "Randy"



in PR (Planned Residential)

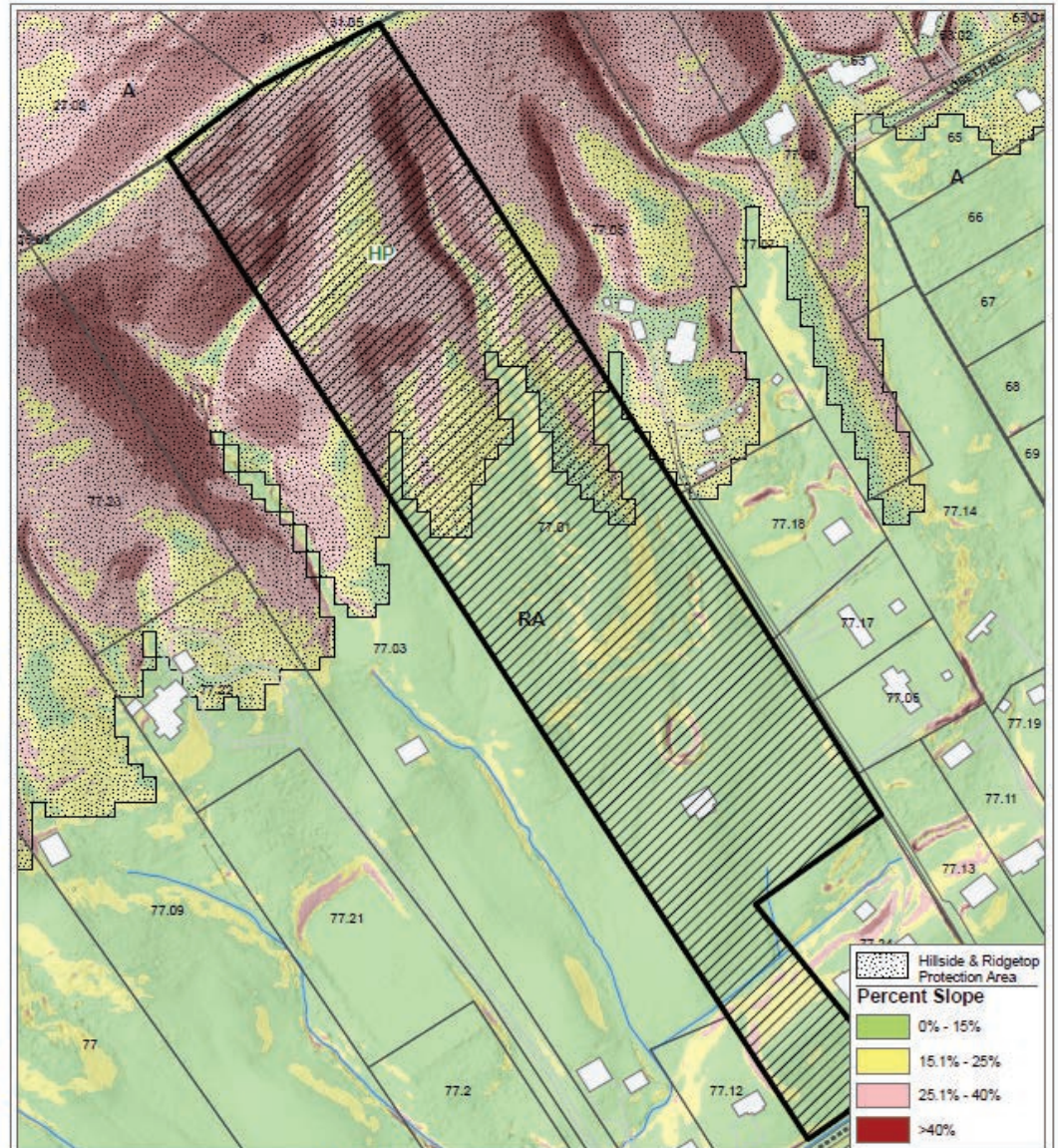
Map No: 91
Jurisdiction: County



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

Staff - Slope Analysis Case:
3-SD-22-C / 3-F-22-UR

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		
Subtotal: Sloped Land	8.82	<i>Recommended disturbance budget within Hillside Protection Area (acres)</i>	2.6
Total Acreage	20.05		



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

Petitioner: Jernigan, Victor

Detached residential subdivision

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

Map No: 91
Jurisdiction: County

0 250
Feet

N

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED

1. Roadways will be private and have 40' right of way
Justify request by indicating hardship: The lot is narrowed by the required peripheral setbacks of 35' to the west and the agreed 25' to the East with the privacy fence allows best circulation if private

2. The front yard setbacks will be 20'
Justify request by indicating hardship: This allows the project to provide a 40' wide right of way which includes a five foot sidewalk flanked by two 4.5 grass berms on either side of sidewalk

3. Some lots in the 100' curve will have less ^{to serve the utilities}
Justify request by indicating hardship: than a 50' road frontage but not less than 25' to efficiently use the property in the two corners

4. Hillside Protection will be disturbed at the rear of the subdivision
Justify request by indicating hardship: The property will still have almost seven acres in the rear of the subdivision behind the rear lots

5. The distance between Sunrise Lane and Bakertown Road
Justify request by indicating hardship: is less than 300'
The actual distance is 245 feet but has good site distance and clear site distance

6. _____
Justify request by indicating hardship: _____

7. _____
Justify request by indicating hardship: _____

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
Feb, 22, 2022
Date



LOCATION MAP
SCALE: N.T.S.

SITE INFORMATION:

1. ADDRESS: 0 BALL ROAD
CLT MAP: 91
PARCEL: 77.01
PARCEL ID: 097 07701
DISTRICT: W6
ACREAGE: 19.31 AC
EXISTING ZONING: PR

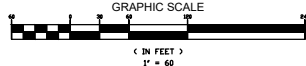
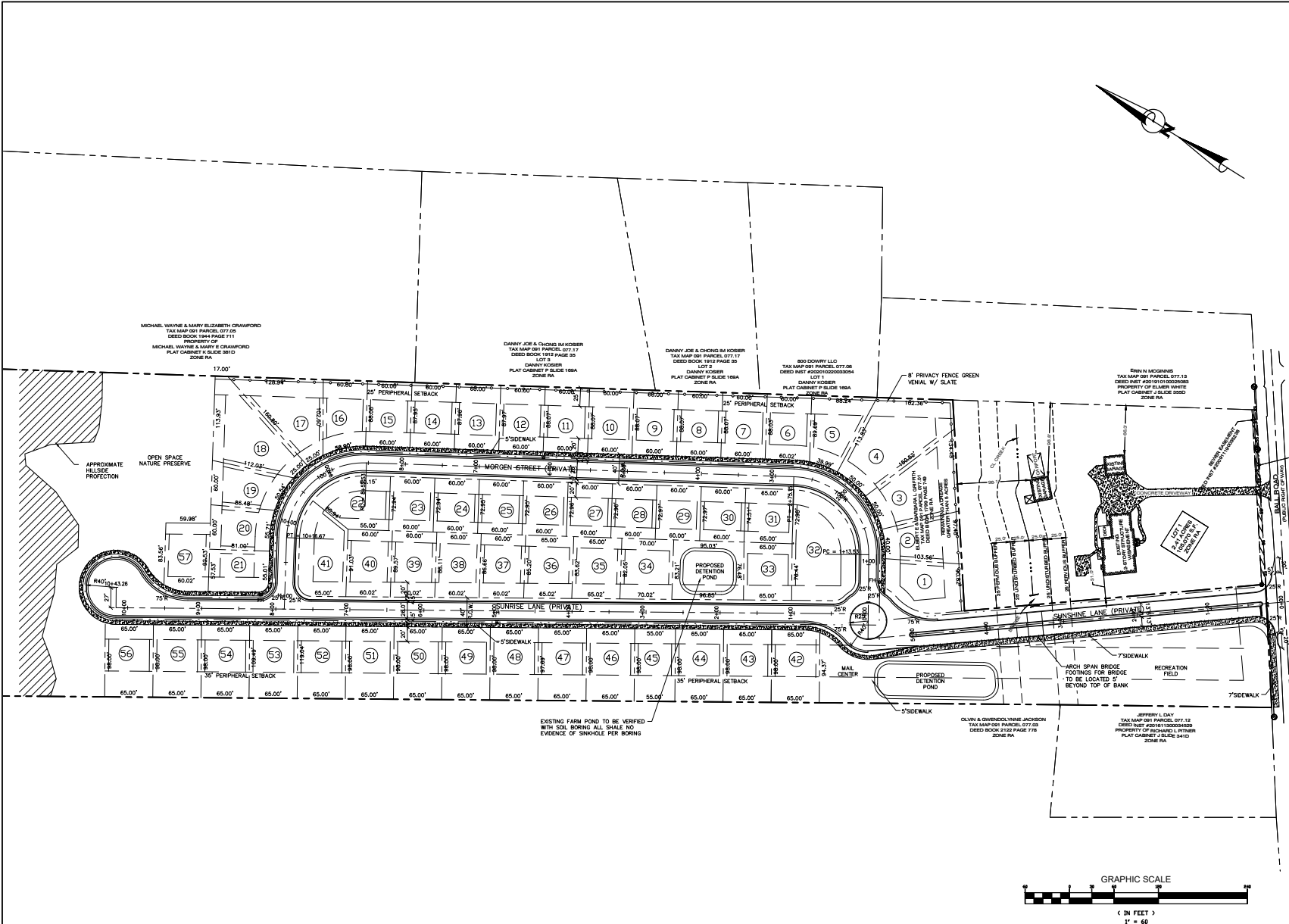
WATERSHED: BEAVER CREEK

SUBDIVISION SUMMARY:

1. TRACT SIZE = 19.13 ACRES
2. NUMBER OF LOTS PROPOSED = 58 BUILDING/LOT
3. PROPOSED ROADS ARE TO BE PUBLIC AND PRIVATE ROADS
4. 75' RIGHT-OF WAY ON PUBLIC ROAD
5. 20' WIDE PAVEMENT W/EXTRUDED CURBS

PROPOSED BUILDING SETBACKS

- FRONT: 20 FEET
SIDE: 5 FEET
REAR: 15 FEET
PERIPHERY: 25 & 35 FEET



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

9-A-21-RZ

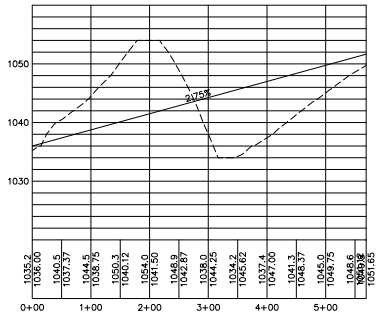
WELROC ENTERPRISES LLC
Consulting • Development • Engineering

376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

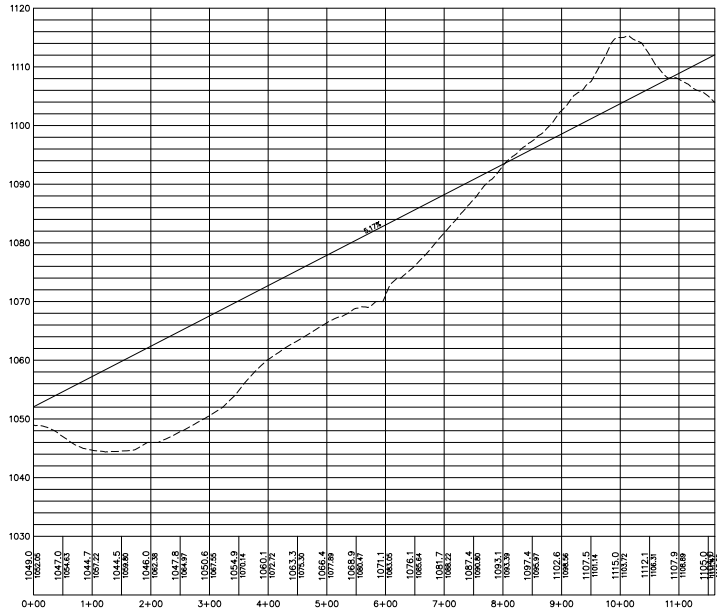
CONCEPT PLAN	
MORNING RIDGE	
KNOX COUNTY	

SCALE:	1"=60'
DATE:	2/22/22
DRAWN BY:	SCH
CHECKED BY:	CRC
SHEET:	1 OF 3

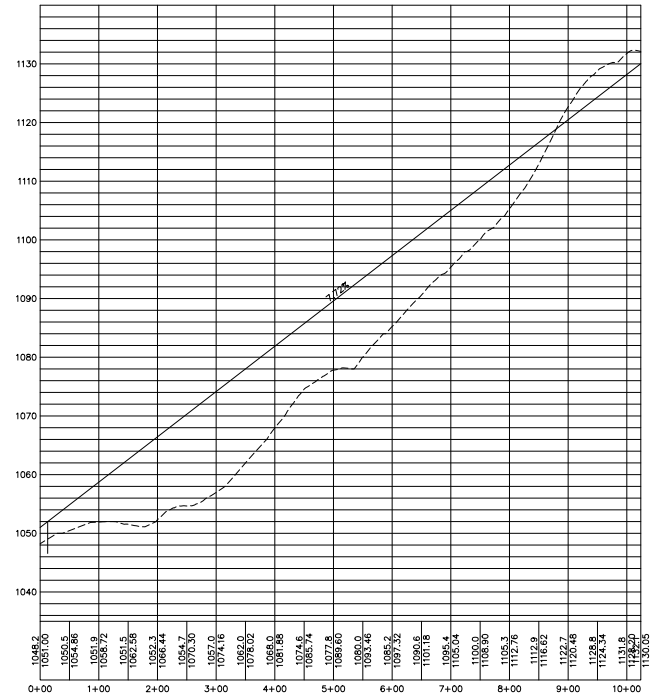
NUMBER	DESCRIPTION OF REVISION	DATE



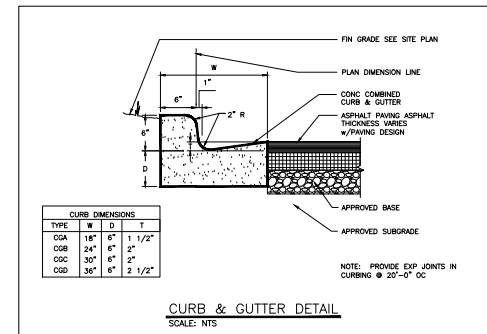
SUNSHINE LANE PROFILE
SCALE: HORIZ. 1"=100'
VERT. 1"=10'



MORGEN STREET PROFILE
SCALE: HORIZ. 1"=100'
VERT. 1"=10'



SUNSHINE LANE PROFILE
SCALE: HORIZ. 1"=100'
VERT. 1"=10'



WELROC ENTERPRISES LLC
Consulting • Development • Engineering

376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

ROAD PROFILES

MORNING RIDGE

KNOX COUNTY



SCALE: AS NOTED

DATE: 2/22/22

DRAWN BY: SCH

CHECKED BY: CRC

SHEET: 2 OF 3

NUMBER	DESCRIPTION OF REVISION	DATE

9-A-21-RZ



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) _____
 Proposed Density (units/acre)
 Previous Rezoning Requests _____
 Other (specify) _____

Pending Plat File Number


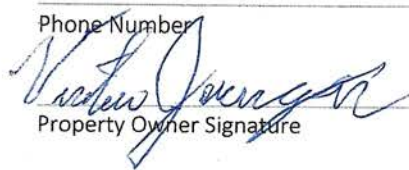
STAFF USE ONLY

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

 Applicant Signature	Charles R. "Randy" Corlew Please Print	1/24/2022 Date
423-312-8371 Phone Number	rcorlew@welrocenterprises.com Email	
 Property Owner Signature	Elbert Griffith authorizes Victor Jernigan Please Print	1/24/2022 Date

1/25/22 swm