



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 2-SB-24-C

AGENDA ITEM #: 39

AGENDA DATE: 2/8/2024

▶ **SUBDIVISION:** MORNING RIDGE

▶ **APPLICANT/DEVELOPER:** TURNER HOMES LLC

OWNER(S): Woody Creek, LLC

TAX IDENTIFICATION: 91 770 01

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 BALL RD

▶ **LOCATION:** Northwest side of Ball Rd, Northeast of Bakertown Rd

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 20.05 acres

▶ **ZONING:** PR (Planned Residential) up to 3 du/ac

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

▶ **PROPOSED USE:** Detached residential subdivision

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

▶ **NUMBER OF LOTS:** 57

SURVEYOR/ENGINEER: Christopher Gollither Ardurra

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

▶ **SUBDIVISION VARIANCES REQUIRED:**

VARIANCES

- 1) Reduce the minimum intersection separation between Road "A" and Bakertown Rd from 300 ft to 150 ft.
- 2) Reduction of vertical curve K value from 25 to 15 on Road "A" at VPI STA 0+38.48.
- 3) Reduction of vertical curve K value from 25 to 20 on Road "A" at VPI STA 1+51.40.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL

- 1) Reduce the minimum horizontal curve radius from 250 ft to 105 ft for Road "B" from STA 0+94.63 to STA 2+56.26.
- 2) Reduce the minimum horizontal curve radius from 250 ft to 105 ft for Road "B" from STA 7+21.91 to STA 8+88.58.

ALTERNATIVE DESIGN STANDARDS REQUIRING ENGINEERING APPROVAL

1) Reduce the minimum right-of-way width on Road "A" beginning STA 5+81.11 and Road "B" beginning STA 0+00.00 from 50 ft to 40 ft.

STAFF RECOMMENDATION:

- Approve the requested variance to reduce the minimum intersection separation between Road "A" and Bakertown Rd from 300' to 150' based on the following evidence of hardship.
- Reduction of the distance between the intersections was requested based on topographical and geometric constraints. Because of the location of the property and its proximity to the Bakertown Rd intersection, a 300' separation cannot be achieved. Positioning the proposed road in the proposed location minimizes the impact to the neighboring properties during intersection construction and provides optimal geometry for the road.
 - The unique shape and topography of the property and its distance to the Bakertown Rd intersection is the basis for the request (reference description in Part "a" above).
 - The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
 - To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

Approve the requested variance to reduce the vertical curve K value from 25 to 15 Road "A" at VPI STA 0+38.48 based on the following evidence of hardship.

- Reduction of the vertical curve value on Road "A" was requested based on topographical and geometric constraints. The county is requiring the entrance road grades to accommodate future sidewalks along the frontage. In order to provide the required 1.00% grade at the entrance, as well as cross the existing creek near the entrance without impacting the adjacent property owners, the road profile indicated the need for a K value of 15.
- The unique shape and topography of the property is the basis for the request (reference description in Part "a" above).
- The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
- To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

Approve the requested variance to reduce the vertical curve K value from 25 to 20 Road "A" at VPI STA 1+51.40 based on the following evidence of hardship.

- Reduction of the vertical curve value on Road "A" was requested based on topographical and geometric constraints. The county is requiring the entrance road grades to accommodate future sidewalks along the frontage. In order to provide the required 1.00% grade at the entrance, as well as cross the existing creek near the entrance without impacting the adjacent property owners, the road profile indicated the need for a K value of 20.
- The unique shape and topography of the property is the basis for the request (reference description in Part "a" above).
- The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
- To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

Approve the alternative design standards based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the concept plan, subject to 8 conditions.

- Connection to sanitary sewer and meeting any other relevant utility provider requirements.
- Providing a sight distance easement across the lots on the inside of Road 'B' 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.
- Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox

County (County Ord. 91-1-102).

4. Meet all applicable requirements of the Knox County Ordinance.
5. Meeting all applicable requirements of the Knox County Engineering and Public Works.
6. 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, and/or stormwater drainage systems.
7. Providing a note on the final plat that all lots will have access to internal streets.
8. Providing a privacy fence along the rear lot lines at the east and west external development boundaries, and south of the community pool, as shown on the Concept Plan.

COMMENTS:

This proposal is for a revised 57-lot residential subdivision on this 19.61-acre property on Ball Rd, a major collector street. The property is zoned PR (Planned Residential) up to 3 du/ac. The proposed density is 2.91 du/ac. A concept and development plan were previously approved for this property in 2022 (3-SD-22-C/3-F-22-UR). Since the number of units and dwelling type will not be changing, only a concept plan is required.

This proposal has removed the dedication of right-of-way on Bakertown Rd, as it is no longer required, and the sidewalk no longer extends along the road frontage of Bakertown Rd. The boulevard entrance has been realigned based on topography constraints and the roundabout and recreation field in the previous approval have been removed. A pool area with parking and restrooms has been added and some lots have been reconfigured to move the detention to one location on the property.

The applicant has requested a boulevard entrance. The use of the designation of 'Boulevard' as a street name is subject to the approval of the Planning Commission (Subdivision Regulations 3.04.K.1). The development has an internal sidewalk system. An 8-ft tall privacy fence will be required along the west and east property boundaries and along the pool area. A peripheral setback reduction from 35 ft to 25 ft was previously approved along the west and east boundaries.

The rear of the property is within the HP (Hillside Protection Overlay) zone. The proposal is for 1.32 acres to be disturbed, which is within the disturbance budget of 2.6 acres. The line of disturbance is also clearly marked on the plan. This is to be verified during the design plan phase and delineated with high-visibility fencing before grading permits are issued for the site.

The applicant has 3 variance requests. The variance reductions to the vertical curve K values will allow Knox County to install sidewalks along Ball Rd in the future. The reduction to the minimum intersection separation is necessary because the property is less than 300 ft, the minimum intersection separation distance allowed, from Bakertown Rd. Positioning the road in the proposed location minimizes the impact to the neighboring properties and provides optimal geometry for the road. Planning recommends approval of the requested variances as they meet the criteria in the Subdivision Regulations and are supported by the Knox County Department of Engineering and Public Works.

The applicant has also requested a number of alternative design standards requiring Planning Commission approval. These are requested due to the topography of the property and its limited width.

ESTIMATED TRAFFIC IMPACT: 602 (average daily vehicle trips)

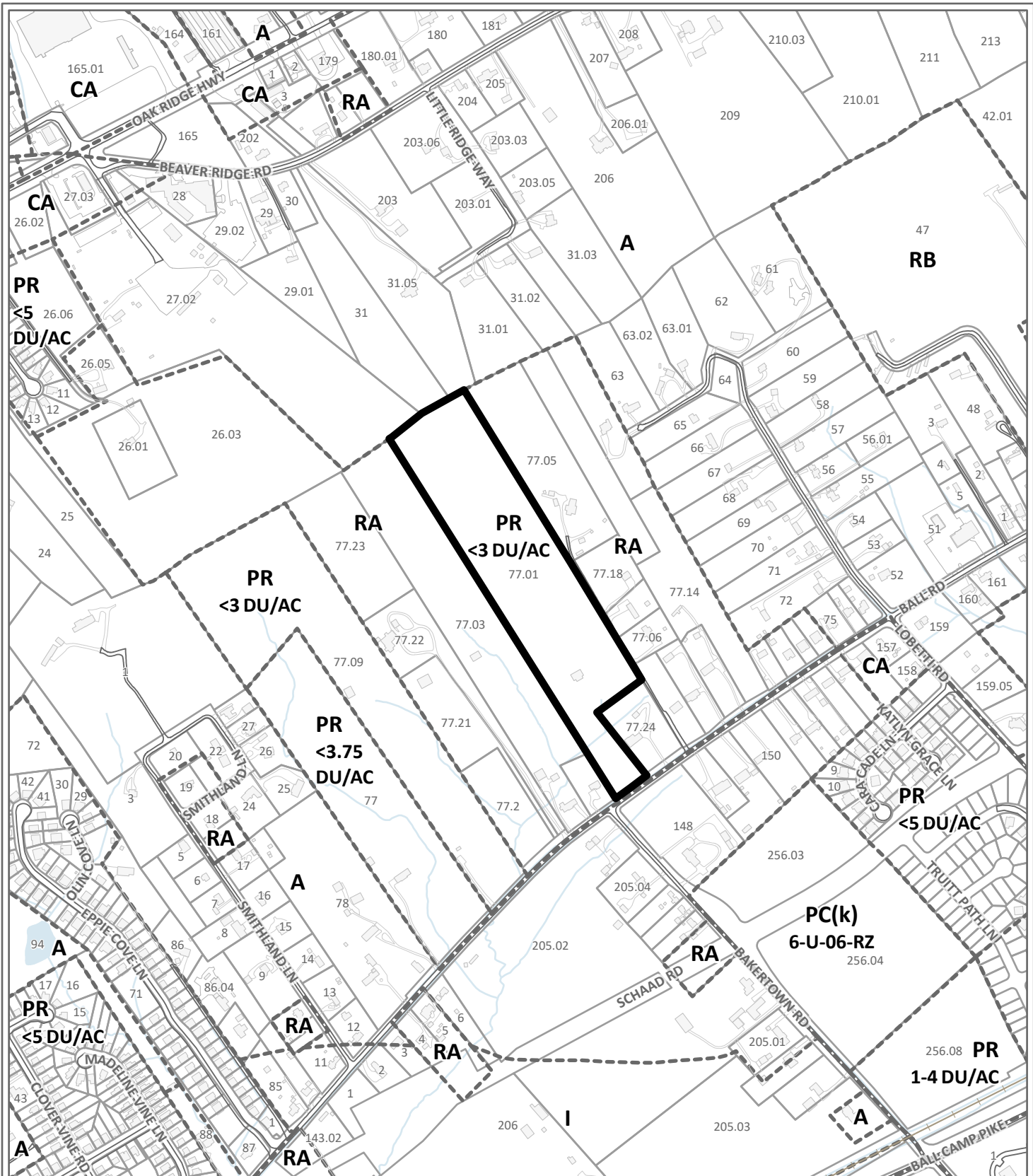
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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 request is final, unless the action is appealed to Knoxville-Knox County Planning Commission. The date of the Knoxville-Knox County Planning Commission appeal hearing will depend on when the appeal application is filed.



CONCEPT PLAN

2-SB-24-C

Petitioner: Turner Homes LLC



Detached residential subdivision in PR (Planned Residential) up to 3 du/ac

Map No: 91
Jurisdiction: County

Original Print Date: 1/8/2024
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

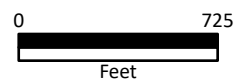
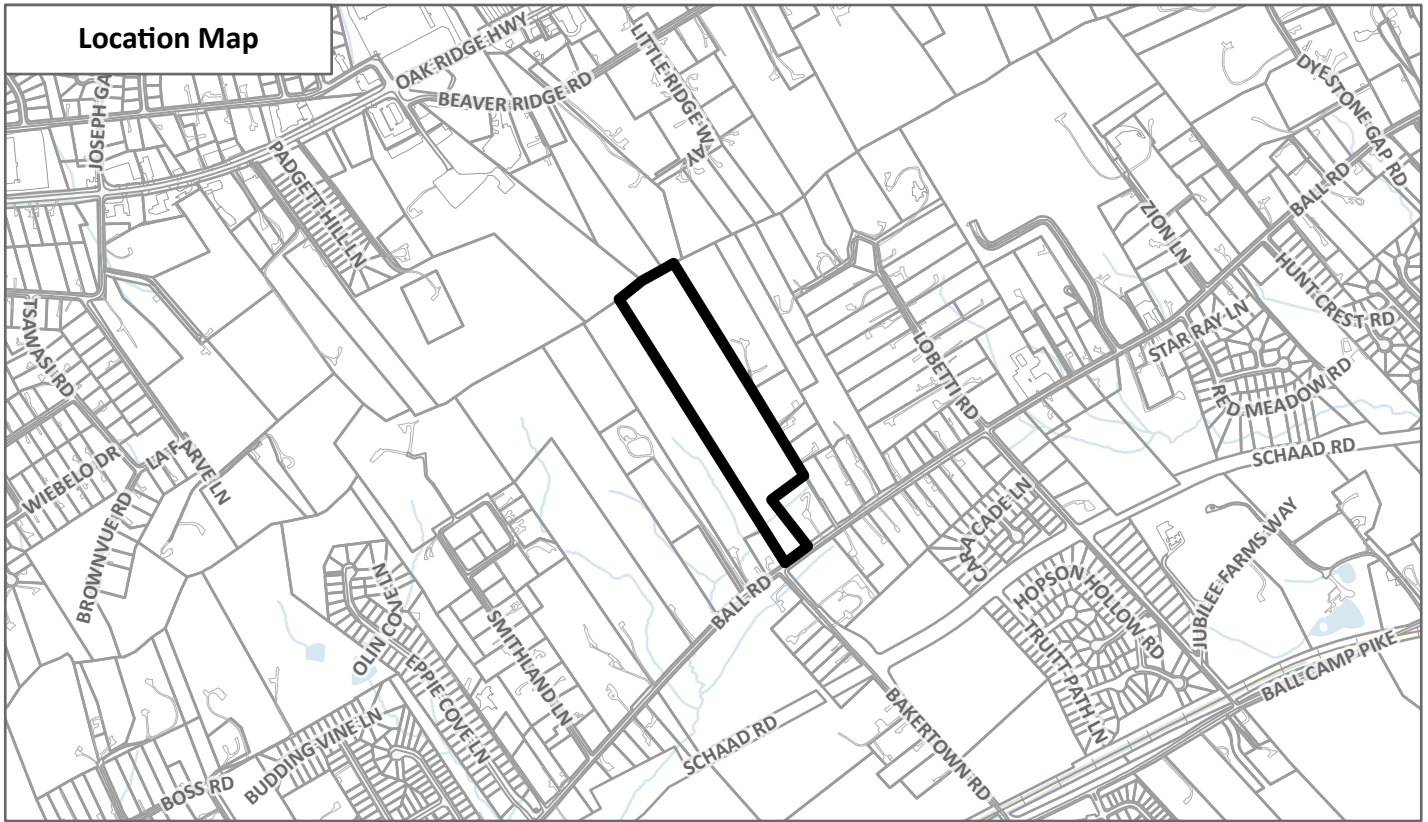
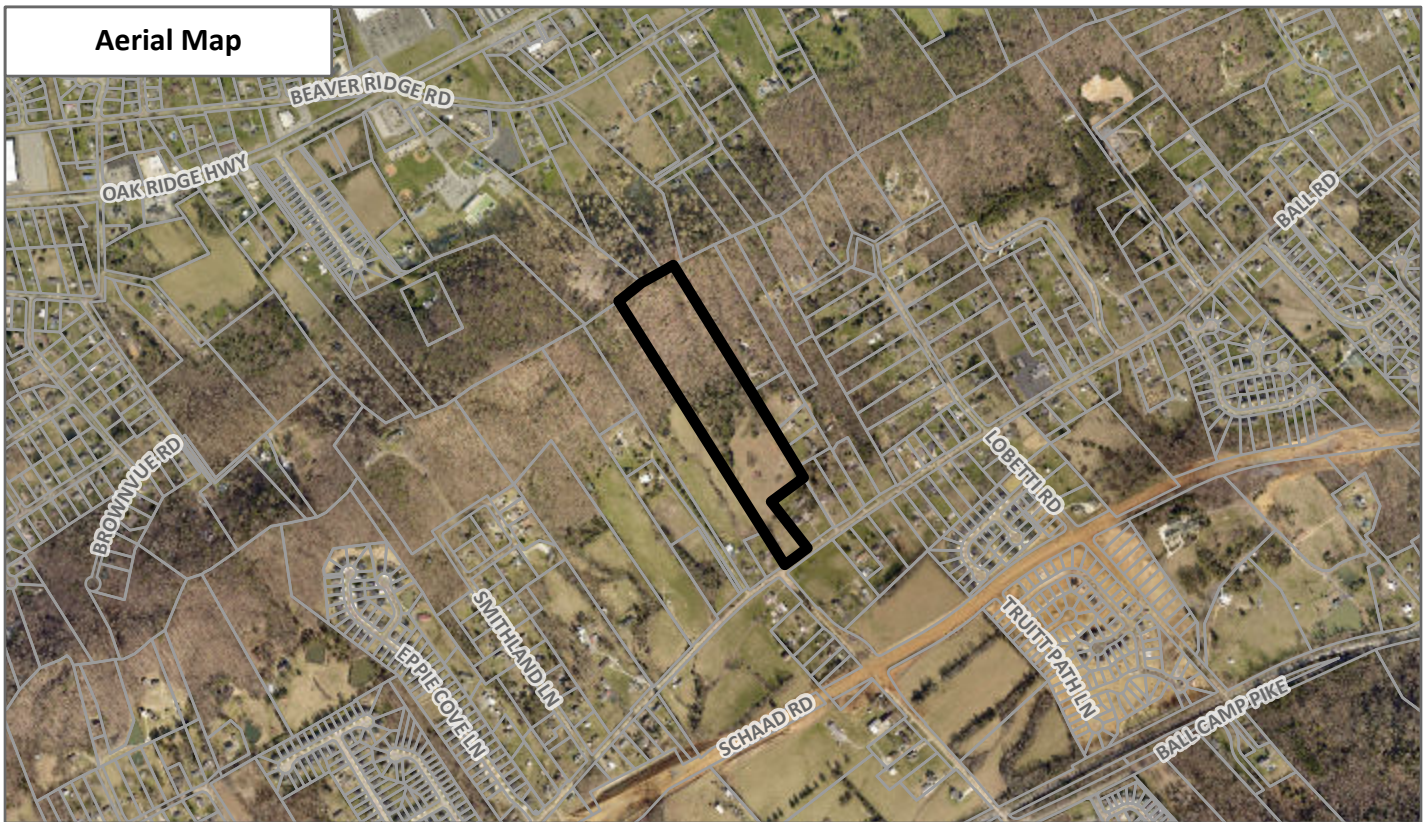


Exhibit A. Contextual Images

Location Map



Aerial Map

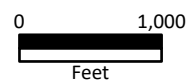


CONTEXTUAL MAPS 1

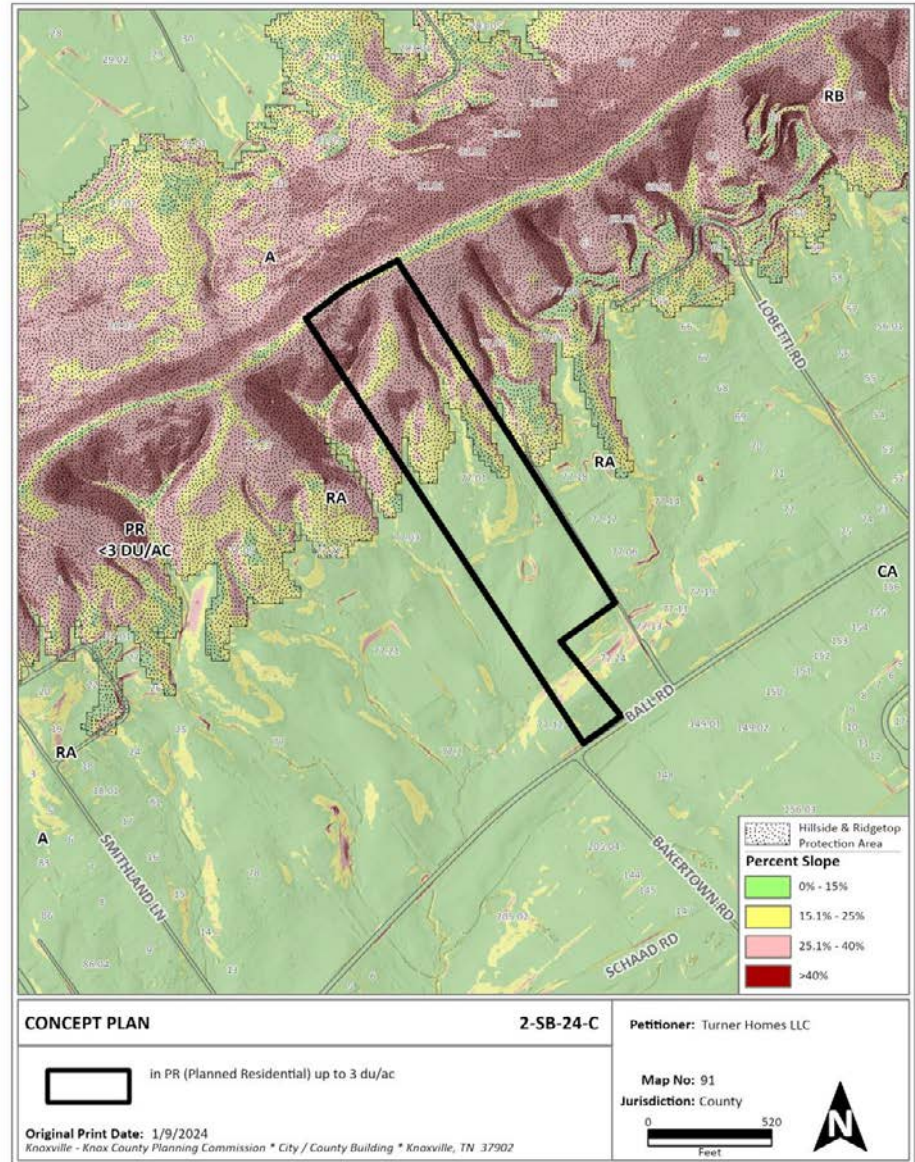
2-SB-24-C

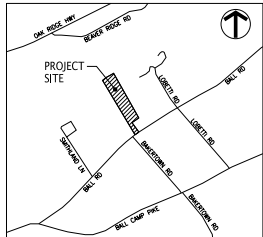


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	20.0		
Non-Hillside	11.2	N/A	
0-15% Slope	0.5	100%	0.5
15-25% Slope	2.4	50%	1.2
25-40% Slope	3.7	20%	0.7
Greater than 40% Slope	2.3	10%	0.2
Ridgetops			
Hillside Protection (HP) Area	8.8	Recommended disturbance budget within HP Area (acres)	2.6
		Percent of HP Area	29.6%





LOCATION MAP

UTILITY OWNERS:

WATER & SEWER
 WEST KNOX UTILITY DISTRICT (WKUD)
 P.O. BOX 51370
 KNOXVILLE, TN 37950-1370
 CONTACT: MR. WAYNE HASTINGS
 OFFICE PHONE: 865.690.2521

GAS
 KNOXVILLE UTILITIES BOARD (KUB)
 4305 MIDDLEBROOK PIKE
 KNOXVILLE, TN 37921
 CONTACT: TIM BRANSON
 OFFICE PHONE: 865.558.2552

ELECTRIC
 KNOXVILLE UTILITIES BOARD (KUB)
 4305 MIDDLEBROOK PIKE
 KNOXVILLE, TN 37921
 CONTACT: TIM BRANSON
 OFFICE PHONE: 865.558.2552

ENGINEERING CERTIFICATION:

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 ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN INTENDED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.



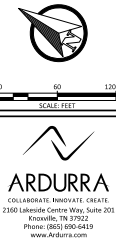
REGISTERED ENGINEER CHRISTOPHER H. GOLLMER, P.E.
 TENNESSEE CERTIFICATE NO. 119773

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250 FT TO 105 FT FOR ROAD "B" FROM STA 0+94.63 TO 2+56.26.
2. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250 FT TO 105 FT FOR ROAD "B" FROM STA 1+21.91 TO 0+84.88.
3. REDUCE PERIPHERAL SETBACK FROM 35 FT TO 25 FT FOR LOTS 1-18 & 22-35.

NOTES:

1. THE TOPOGRAPHIC AND BOUNDARY DATA WAS TAKEN FROM AVAILABLE KGIS MAPS.
 2. PROPERTY CONCERNED REFLECTS PARCEL 091 07701 AS SHOWN IN KNOX COUNTY GCL MAP 0911 ZONING FOR THE PROPERTY IS PR. PLANNED RESIDENTIAL ZONING DISTRICT. TOTAL AREA = 19.61± AC.
 OWNER: WOODY CREEK, LLC
 11543 KINGSTON PIKE
 KNOXVILLE, TN 37934
 3. BUILDING SETBACKS ARE 20'-FT. IN FRONT, MIN. 5'-FT. ON SIDE, MIN. AND MIN. 15'-FT. IN REAR, PERIPHERAL SETBACK IS 35'-FT.
 4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
 5. PROPOSED IMPROVEMENTS INCLUDE: 26" WIDE PRIVATE ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.
- PROPOSED DENSITY**
- | | |
|---------------------------------|------------|
| PARCEL ZONED PR ALLOWED DENSITY | 3 DU/AC |
| PROPERTY ZONED PR AREA | 19.61 AC |
| SINGLE FAMILY DWELLING UNITS | 57 UNITS |
| PROPOSED DENSITY | 2.91 DU/AC |
- VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**
1. REDUCE THE MIN INTERSECTION SEPARATION BETWEEN ROAD "A" AND BAKERTOWN ROAD FROM 300 FT TO 150 FT.
 2. REDUCTION OF VERTICAL CURVE K VALUE FROM 25 TO 15, ROAD "A" @ VPI STA 1+51.40.
 3. REDUCTION OF VERTICAL CURVE K VALUE FROM 25 TO 20, ROAD "A" @ VPI STA 1+51.40.
- ALTERNATIVE DESIGN STANDARDS REQUIRING ENGINEERING AND PUBLIC WORKS APPROVAL:**
1. REDUCE MIN RIGHT-OF-WAY WIDTH ON ROAD "A" FROM 50 FT TO 40 FT BEGINNING AT STA 5+81.11.
 2. REDUCE MIN RIGHT-OF-WAY WIDTH ON ROAD "B" FROM 50 FT TO 40 FT BEGINNING AT STA 0+00.00.



TURNER HOMES, LLC
 11543 KINGSTON PIKE
 KNOXVILLE, TN 37934
 MR. STEFAN CLAIR
 STEFAN.CLAIR@TURNERHOMES.COM
 865.777.3300

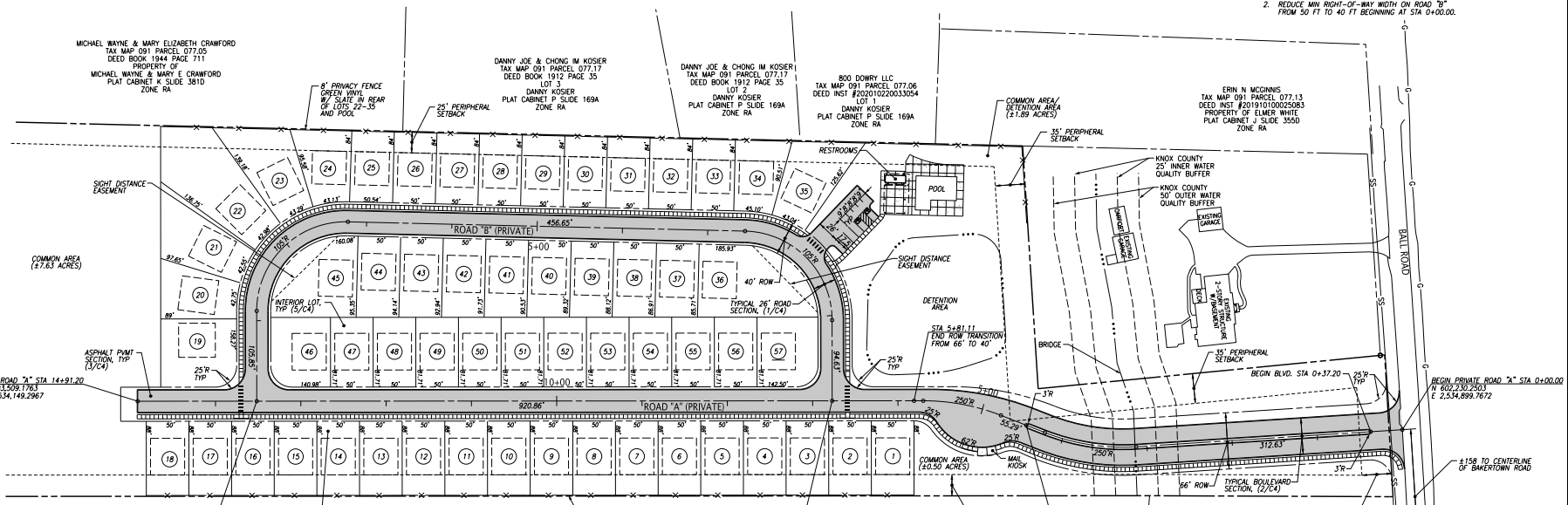
NO.	DATE	REVISION
1	01/23/24	ISSUED FOR PERMITS
2	01/23/24	REVISED PER PERMITS COMMENTS

MORNING RIDGE SUBDIVISION
 0 BALL ROAD
 KNOXVILLE, TN 37931
 CONCEPT PLAN OF MORNING RIDGE SUBDIVISION
 MPC FILE NUMBER: 2-SB-24-C

PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOB NO: 710.003
 DATE: 12/20/2023

C1
 CONCEPT PLAN
 12/20/23



LEGEND:

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED LOT NUMBER
	PROPOSED PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	PROPOSED ROAD CENTER LINE

File Name: 117101_120203_01 - Project - 11710203_001.dwg
 Plot Date: 12/20/2023

HILLSIDE PROTECTION

HILLSIDE PROTECTION AREA: 8.57 AC
 DISTURBED HILLSIDE PROTECTION AREA: 1.32 AC
 % DISTURBED HILLSIDE PROTECTION AREA: 15.42%

8.57 AC
 1.32 AC
 15.42%



TURNER HOMES, LLC
 11543 KINGSTON PIKE
 KNOXVILLE, TN 37934
 MR. STEFAN CLAAR
 STEFAN.CLAAR@TURNERHOMES.COM
 865.777.3300

NO.	DATE	REVISION
1	02/20/23	ISSUED FOR PERMITS
2	02/20/23	REVISED PER COMMENTS

MORNING RIDGE SUBDIVISION
 0 BALL ROAD
 KNOXVILLE, TN 37931
GRADING PLAN
 MPC FILE NUMBER: 2-SB-24-C

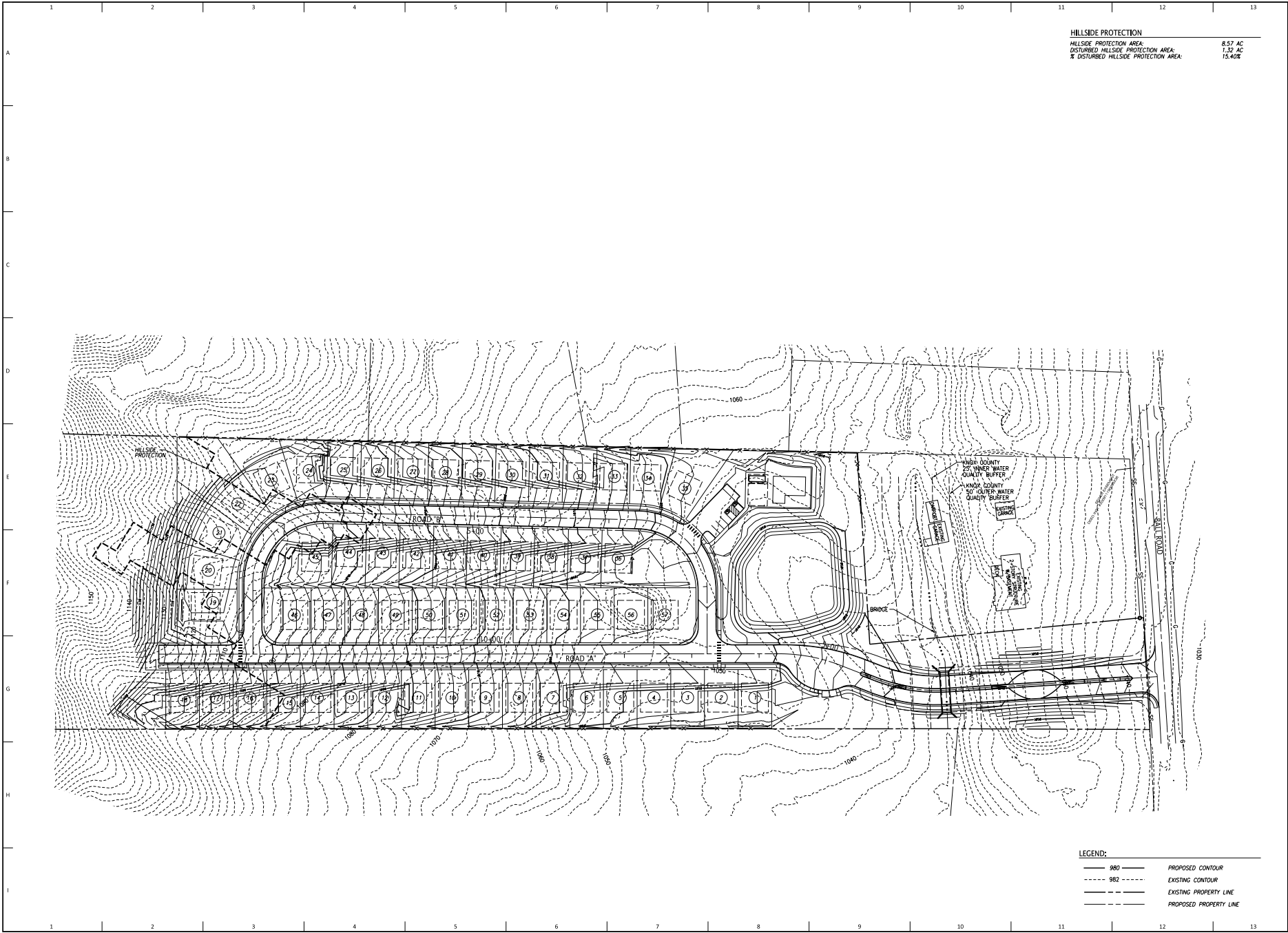
PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO: 710.003
 DATE: 12/20/2023

C2
 CONCEPT PLAN
 12/20/23

LEGEND:

- 980 — PROPOSED CONTOUR
- - - 982 - - - EXISTING CONTOUR
- - - - - EXISTING PROPERTY LINE
- - - - - PROPOSED PROPERTY LINE



File Name: I:\11\11-1626101-Prop\11-170000\002.dwg
 Plot Date: 12/20/23

VARIANCES

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 grant, by way of application, variations to the Subdivision 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 the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that:
 - 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 purpose of the variation is not based exclusively upon a desire for financial gain.
 - d. 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.

Variances Requested:

For each variance requested, identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to.

1. Variance requested:

Reduce the minimum intersection separation between Road "A" and Bakertown Rd from 300' to 150'.

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. Reference Attachment 1

b. Reference Attachment 1

c. Reference Attachment 1

d. Reference Attachment 1

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments: Approved based upon justification provided by applicant.

Steve Elliott

2. Variance requested:

Reduction of vertical curve K value from 25 to 15 Road "A" at VPI STA 0+38.48.

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. Reference Attachment 1

b. Reference Attachment 1

c. Reference Attachment 1

d. Reference Attachment 1

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments: Approved based upon justification provided by applicant.

Steve Elliott

3. Variance requested:

Reduction of vertical curve K value from 25 to 20 Road "A" at VPI STA 1+51.40.

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. Reference Attachment 1

b. Reference Attachment 1

c. Reference Attachment 1

d. Reference Attachment 1

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments: Approved based upon justification provided by applicant.

Steve Elliott

4. Variance requested:

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. _____

b. _____

c. _____

d. _____

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments: _____

5. Variance requested:

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

- a. _____
- b. _____
- c. _____
- d. _____

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments: _____

6. Variance requested:

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

- a. _____
- b. _____
- c. _____
- d. _____

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments: _____

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.

Andrew Fraser
Signature

Andrew Fraser
Printed Name

1/23/24
Date

ALTERNATIVE DESIGN STANDARDS

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. as identified below or as permitted through Article 4 Alternative Design Standards and Required Improvements (Subdivision Regulations, 3.01.D).

Alternative Design Standards Requested:

For each alternative design standard requested, identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to.

1. Alternative design standard requested: Reduce the minimum right-of-way width on Road "A" beginning STA 5+81.11 and Road "B" beginning STA 0+00.00 from 50 ft to 40 ft due to topography and limited width of property.

Approval required by: Planning Commission Engineering

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments: Knox County supports the reduction of the ROW on this private road. *Steve Elliott*

2. Alternative design standard requested: Reduce the minimum horizontal curve radius from 250 ft to 105 ft for Road "B" from STA 0+94.63 to STA 2+56.26 due to topography and limited width of property.

Approval required by: Planning Commission Engineering

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments: Knox County supports this request since no unsafe conditions are being created. *Steve Elliott*

3. Alternative design standard requested: Reduce the minimum horizontal curve radius from 250 ft to 105 ft for Road "B" from STA 7+21.91 to STA 8+88.58 due to topography and limited width of property.

Approval required by: Planning Commission Engineering

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments: Knox County supports this request since no unsafe conditions are being created. *Steve Elliott*

4. Alternative design standard requested: Reduce the peripheral setback from 35 ft to 25 ft for lots 1-18 & 22-35 due to topography and limited width of property. The adjacent properties are zoned RA.

Approval required by: Planning Commission Engineering

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments: Steve Elliott

5. Alternative design standard requested: _____

Approval required by: Planning Commission Engineering

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments: _____

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.


Signature

Andrew Fraser
Printed Name

1/23/24
Date

Attachment 1

Project Name: Morning Ridge Subdivision

Date: January 23, 2024

Variances Requested:

- 1. Reduce the minimum intersection separation between Road "A" and Bakertown Rd from 300' to 150'.**
 - a. Reduction of the distance between the intersections was requested based on topographical and geometric constraints. Because of the location of the property and its proximity to the Bakertown Rd intersection, a 300' separation cannot be achieved. Positioning the proposed road in the proposed location minimizes the impact to the neighboring properties during intersection construction and provides optimal geometry for the road.
 - b. The unique shape and topography of the property and its distance to the Bakertown Rd intersection is the basis for the request (reference description in Part "a" above).
 - c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
 - d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

- 2. Reduction of vertical curve K value from 25 to 15 Road "A" at VPI STA 0+38.48.**
 - a. Reduction of the vertical curve value on Road "A" was requested based on topographical and geometric constraints. The county is requiring the entrance road grades to accommodate future sidewalks along the frontage. In order to provide the required 1.00% grade at the entrance, as well as cross the existing creek near the entrance without impacting the adjacent property owners, the road profile indicated the need for a K value of 15.
 - b. The unique shape and topography of the property is the basis for the request (reference description in Part "a" above).
 - c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
 - d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

- 3. Reduction of vertical curve K value from 25 to 20 Road "A" at VPI STA 1+51.40.**
 - a. Reduction of the vertical curve value on Road "A" was requested based on topographical and geometric constraints. The county is requiring the entrance road grades to accommodate future sidewalks along the frontage. In order to provide the required 1.00% grade at the entrance, as well as cross the

existing creek near the entrance without impacting the adjacent property owners, the road profile indicated the need for a K value of 20.

- b. The unique shape and topography of the property is the basis for the request (reference description in Part "a" above).
 - c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
 - d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.
-



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Turner Homes LLC

Applicant Name

Affiliation

12/27/2023

2/8/2024

2-SB-24-C

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

Stefan Claar Turner Homes LLC

Name / Company

11543 Kingston Pike Knoxville TN 37934

Address

865-777-1700 / stefan.claar@turnerhomes.com

Phone / Email

CURRENT PROPERTY INFO

Woody Creek, LLC

11543 Kingston Pike Knoxville TN 37934

865-777-1700

Owner Name (if different)

Owner Address

Owner Phone / Email

0 BALL RD

Property Address

91 770 01

Parcel ID

Part of Parcel (Y/N)?

20.05 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of Ball Road, Northeast of Bakertown Road

General Location

City

Commission District 6

PR (Planned Residential) up to 3 du/ac

Agriculture/Forestry/Vacant Land

Count

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Morning Ridge	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	57
<input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information proposed density 2.91 du/ac	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$1,600.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 3	
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

I declare 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.

Applicant Signature	Turner Homes LLC	12/27/2023
	Please Print	Date

Property Owner Signature	Woody Creek, LLC	12/27/2023
	Please Print	Date



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

Turner Homes LLC

Developer

Applicant Name

Affiliation

December 27, 2023

February 8, 2024

Date Filed

Meeting Date (if applicable)

File Number(s)

2-SB-24-C

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

Stefan Claar, Director of Land Development

Turner Homes

Name

Company

11543 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

865-777-1700

stefan.claar@turnerhomes.com

Phone

Email

CURRENT PROPERTY INFO

Woody Creek, LLC

11543 Kingston Pike Knoxville, TN 37934

865-777-1700

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Ball Rd Knoxville, TN 37931

091 07701

Property Address

Parcel ID

West Knox Utility

West Knox Utility

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of Ball Road, NE of Bakertown Road

19.61 acres

General Location

Tract Size

City County

PR up to 3 du/ac

District

Zoning District

Existing Land Use

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

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

57

Proposed density 2.91 du/ac

Related Rezoning File Number

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
0102	\$1600.00	
Fee 2		\$1600.00
Fee 3		

AUTHORIZATION

I declare 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

Applicant Signature

Turner Homes LLC

12-19-23

Please Print

Date

865-804-9802

stefan.claar@turnerhomes.com

Phone Number

Email

Property Owner Signature

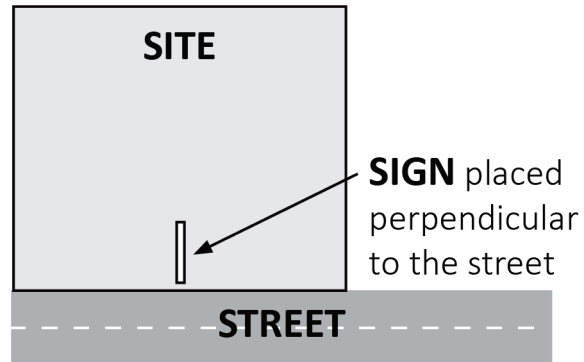
Turner Homes LLC

~~12-20-23~~ 12/27/2023, SG

Please Print

Date Paid

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 01/26/2023 _____ and _____ 02/09/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Turner Homes LLC

Date: 12/28/2023

File Number: 2-SB-24-C

- Sign posted by Staff
- Sign posted by Applicant