

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 1-G-23-DP                      Related File Number: 1-SH-23-C  
Application Filed: 11/30/2022              Date of Revision:  
Applicant: OAKLAND, LLC

## PROPERTY INFORMATION

General Location: Southeast side of Carter Mill Dr, southeast terminus of Carter Ridge Dr, eastern terminus of Madison Oaks Rd  
Other Parcel Info.:  
Tax ID Number: 74 002                      Jurisdiction: County  
Size of Tract: 50.78 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Detached residential subdivision                      Density:  
Sector Plan: East County                      Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 9124 CARTER MILL DR  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)  
Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Carter Ridge  
No. of Lots Proposed: 128      No. of Lots Approved: 0  
Variances Requested:  
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 development plan for a residential subdivision with up to 127 detached dwellings, subject to 1 condition.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

**Comments:**

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 (Planned Residential) up to 2.5 du/ac:

a) The PR zone allows 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 (Article 5, Section 5.13.15).

b) This PR zone district is approved for a maximum of 2.5 du/ac. The proposed density is 2.49 du/ac for phases 6-8. If approved, the density for phases 2-8 is 2.47 du/ac.

c) The "master plan" for the Carter Ridge subdivision was originally approved in 2005 (3-SH-05-C). The current proposal largely continues the same road and lot layout in the master plan.

2) GENERAL PLAN – DEVELOPMENT POLICIES

a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – The development will consist of detached houses, which is the same as other nearby residential developments.

b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development is exclusively detached, single-family houses, which does not diversify the housing mix in the area. It is unknown if the price ranges will vary from the surrounding community.

3) EAST COUNTY SECTOR PLAN

a) The property is classified LDR (Low Density Residential) and HP (Hillside Protection). The LDR land use allows consideration of up to 5 du/ac. The proposed density is 2.49 du/ac.

b) Phases 6-8 have approximately 32 acres in HP (Hillside Protection) area, with 17.3 acres less than 15% slopes and 10.7 acres with 15-25% slopes. The largest area of steep slopes is on the southeast side of Carter Ridge Dr. where there is a sinkhole and possible blue line stream. This area will remain largely undisturbed, and is also adjacent to Paschal Carter Park.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the 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.

Action: Approved with Conditions

Meeting Date: 2/9/2023

**Details of Action:**

Summary of Action: Approve the development plan for a residential subdivision with up to 127 detached dwellings, subject to 1 condition.

Date of Approval: 2/9/2023

Date of Denial:

Postponements: 1/12/2023

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body:

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: