

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 1-SA-23-C Related File Number:  
Application Filed: 11/18/2022 Date of Revision:  
Applicant: MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

General Location: West of Carpenter Rd, north of W Emory Rd  
Other Parcel Info.:  
Tax ID Number: 78 035 Jurisdiction: County  
Size of Tract: 19.58 acres  
Accessibility: Access is via Carpenter Rd., a minor collector street with a 16' pavement width within 50' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use: North: Rural Residential, Agricultural/Forestry/Vacant -- PR (Planned Residential), A (Agricultural)  
South: Attached Residential -- PR (Planned Residential)  
East: Rural Residential -- A (Agricultural)  
West: Agricultural/Forestry/Vacant -- A (Agricultural)  
Proposed Use: Density:  
Sector Plan: Northwest 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: 7509 CARPENTER RD  
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:** Dorchester Subdivision

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

**Variances Requested:** ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL  
\*\* See the Requested Variances and Alternative Design Standards memo attached to the staff report.

**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 request to remove the condition to install sidewalks on the internal loop road per Concept Plan 8-SA-21-C and 9-SC-19-C, subject to 1 condition.

**Staff Recomm. (Full):** 1) Meeting all conditions of the previous Concept Plan approvals for the Dorchester subdivision (8-SA-21-C and 9-SC-19-C), except for the installation of sidewalks.

**Comments:** This request is to remove the sidewalk condition of the previous two concept plans (8-SA-21-C and 9-SC-19-C). In 2019, the sidewalk was proposed around the internal loop portion of Road A to meet the PR objective of providing an amenity for the residents. The Knox County Department of Engineering and Public Works has agreed to reduce the pavement width from 26' to 22' for this portion of Road 'A' and Road 'B'.

A few months after the 2019 concept plan was approved, Knox County adopted the "Sidewalk Ordinance" (Chapter 54, Article IV) of the Knox County Code. This subdivision does not meet the requirements to install sidewalks per the sidewalk ordinance. However, since there was a condition of the Concept Plan to install the sidewalks, to Planning Commission must approve the removal of the sidewalks for them not to be required.

The 2021 Concept Plan was for 9 additional lots on the short cul-de-sac road, which brought this proposal up to a total of 79 lots. Condition #3 of the 2021 Concept Plan approval states that the total number of lots allowed must be verified when the subdivision is platted to ensure the density of the subdivision does not exceed the maximum of 4 du/ac. The 2021 and current concept plans list that the total area of the subdivision is 19.46 acres, which results in a density of 4.06 du/ac. According to this information presented, 78 lots is the maximum allowed so as not to exceed the maximum approved density of 4 du/ac.

The 2019, 2021, and current concept plans all show a sinkhole in the vicinity of lot 29 and 64, as labeled on the current plan. This sinkhole must be shown on the final plat for the subdivision unless a geotechnical study is provided to and approved by Knox County Engineering and Public Works that demonstrates that this closed depression is not a sinkhole, and the geotechnical engineer must sign a certification on the final plat as provided by Knox County Engineering and Public Works.

The sight distance at the entrance to the subdivision must be certified before the final plat can be certified. The sight distance to the north is still compromised. One potential solution is to increase the elevation of Road 'A' at the Carpenter Road intersection. This results in an intersection grade of 2%, which requires an alternative design standard to be approved by Knox County Engineering and Public Works (Knox County EPW). Knox County EPW does not oppose this intersection grade because it is less than 3% grade allowed as an alternative design standard and meets the ADA cross-slope standard if a sidewalk is installed along this frontage in the future.

In addition, the developer must widen Carpenter Road to 18-ft per the 2019 concept plan approval.

**Action:** Approved

**Meeting Date:** 1/12/2023

**Details of Action:**

**Summary of Action:** Approve the request to remove the condition to install sidewalks on the internal loop road per Concept Plan 8-SA-21-C and 9-SC-19-C, subject to 1 condition.

**Date of Approval:** 1/12/2023

**Date of Denial:**

**Postponements:**

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Chancery Court

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: