

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Carpenter Ridge, Unit 2
Surveyor: Sullivan
No. of Lots Proposed: 73 **No. of Lots Approved:** 73
Variances Requested: 1. Corner radius variances at the intersection of Road A and Carpenter Rd., from 25' to 0'.
2. Right-of-way width variance for Road A, from 50' to 48.5'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 and 2 because the existing access strip for the property restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing an acceptable name for the subdivision prior to submission of the final plat. Carpenter Ridge, Unit 2 cannot be used since the subdivision does not connect to Unit 1.
4. Widening Carpenter Rd. to a design standard acceptable to the Knox County Department of Engineering and Public Works. Design plans for the road widening shall be submitted to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision with the improvements being made in conjunction with the road improvements for the subdivision.
5. Obtaining off-site drainage easements for the outfall from the detention basins as determined by the Knox County Department of Engineering and Public Works.
6. Providing scaled details for the design of Road C at the design plan stage of the subdivision.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Prior to the issuance of any grading permits for the subdivision and prior to submission of a final plat, the applicant shall establish at least 300' of sight distance at the subdivision entrance onto Carpenter Rd. The required sight distance shall be certified in the field. (See comment section below)
9. Meeting all requirements of the approved use on review development plan.
10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to subdivide approximately 20 acres of a 49 acre tract into 73 lots at a density of 3.65 du/ac. The Planning Commission recommended approval of a rezoning request (7-L-06-RZ) for this property to PR (Planned Residential) at a density of 1 - 4 du/ac on August 10, 2006. The Knox County Commission approved the rezoning request on September 25, 2006.

Since this proposed subdivision covers less than half of the property, Staff requested that the applicant provide a conceptual plan for the entire subdivision. A copy of that conceptual plan is attached showing a proposed subdivision of 170 lots. The applicant is proposing to subdivide only 73 lots at this time falling below the 75 lot threshold that requires a traffic impact analysis. Any requests for further subdivision of the property will require the traffic impact analysis. With a proposal for 170 lots, the subdivision would also pass the 150 lot threshold where the Planning Commission has required a second entrances for subdivisions. The property has additional frontage on Carpenter Rd., north of the proposed entrance. By proceeding with this phase of the subdivision without the traffic impact analysis, the applicant may find that he will be required to provide additional off-site street improvements beyond what is currently recommended by Staff.

On visiting the site it appeared that sight distance to the north along Carpenter Rd. at the subdivision entrance was limited. Staff requested that the applicant's surveyor perform an instrument certification of the site distance on site. Along the edge of pavement he could only certify 260' of sight distance. At the required 15' setback from the edge of pavement it was much less. The required sight distance at

this location is 300'. The limited sight distance is due to a hump in the road and roadside embankment. Due to safety concerns with the limited sight distance and number of lots proposed in the subdivision, staff cannot recommend approval of the subdivision if the sight distance cannot be provided. By grading down the hump in the roadway and roadside banks it may be possible to obtain the sight distance. Staff is recommending a condition that prior to the issuance of any grading permits for the subdivision and prior to submission of a final plat, the applicant shall establish at least 300' of sight distance at the subdivision entrance onto Carpenter Rd. During the design plan stage of the development, the applicant will submit plans to the Knox County Department of Engineering and Public Works for the work in the public right-of-way. Once the permit is issued the applicant shall make the necessary improvements to achieve the required sight distance. The required sight distance shall be certified in the field before any additional permits will be issued for the subdivision or a final plat is accepted for review.

The Planning Commission and Knox County Engineering Staff are also recommending that Carpenter Rd. be widened from the area of the road improvements for obtaining sight distance north of the entrance, south to the improvements on Carpenter Rd. that were implemented as part of the Carpenter Ridge Subdivision.

MPC Action:

Approved

MPC Meeting Date: 1/11/2007

Details of MPC action:

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7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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Summary of MPC action:

APPROVE variances 1 and 2 because the existing access strip for the property restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

Date of MPC Approval:

1/11/2007

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: