

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 1-SH-23-C Related File Number: 1-G-23-DP
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: 51.1 acres
Accessibility: Access is via Carter Mill Dr., a minor collector street with a 20' pavement width within 50'-60' of right-of-way; Madison Oaks Rd, a local street with a 26' pavement width within 50' of right-of-way; and Carter Ridge Dr, a local street with a 26' pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Vacant land -- PR (Planned Residential)
South: Residences -- PR (Planned Residential)
East: Park -- A (Agricultural)
West: Residences -- PR (Planned Residential)
Proposed Use: Detached residential subdivision **Density:** 2.51 du/ac
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: 127 **No. of Lots Approved:** 0

Variations Requested: VARIANCES

1. Reduce the minimum vertical curve on Road J from K=15 to K=12.93 at STA 0+38
2. Reduce the minimum vertical curve on Carter Ridge Drive from K=25 to K=20 at STA 2+43
3. Reduce the minimum vertical curve on Road I from K=25 to K=20 at STA 1+62
4. Reduce the minimum vertical curve on Road H from K=25 to K=18.99 at STA 6+83
5. Reduce the minimum reverse curve tangent on Road H from 50 ft to 44 ft at STA 4+49

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

** See the Requested Variations 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 requested variations based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 9 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Installing sidewalks per Chapter 54, Article IV of the Knox County Code, including but not limited to the remaining Carter Mill Road frontage east of the Carter Ridge Road intersection, and internal roads with 1,000 ADT or more. The location of the sidewalks will be determined by Knox County Engineering and Public Works during the design plan phase. Any sidewalks installed that are not required must be maintained by the home owners association.
- 4) Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval regarding a potential stream located in the southern portion of Road C. If this is determined to be a stream, the required stream buffers must be provided, and Road C may have to be shortened and lots consolidated to provide a buildable area outside the stream buffers.
- 5) If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled. If it is determined to be a sinkhole, any lot that does not have a buildable area outside of the designated sinkhole must be eliminated or combined with other lots so it does have a buildable area.
- 6) The unconstructed portion of Madison Oaks Road in phase 5 of the subdivision must be constructed before the lots in phases 6 & 7 can be platted.
- 7) Implementing the recommendations of the Carter Ridge Phases VI-VIII Transportation Impact Study (AJAX Engineering, 12/12/2022), as revised and approved by Planning Commission staff and Knox County Engineering and Public Works (see Exhibit A).
- 8) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 9) 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, private roads, and/or stormwater drainage systems.

Comments:

This proposal is for phases 6-8 of the Carter Ridge subdivision, which includes 127 detached residential lots on approximately 51 acres. The previous approvals for phases 2-5 have 226 lots on approximately 92 acres. Phase 1 of the development is on the north side of Carter Mill Rd. and is in a different PR zone district. There are approximately 75.6 acres remaining in phase 9. The Carter Ridge Subdivision is zone PR up to 2.5 du/ac.

Phases 6 and 7 access Carter Ridge Road at the Madison Oaks Road intersection. Madison Oaks Road provides two additional external access points to Carter Mill Road.

A total of 545 dwelling units is allowed in all phases of this development. If these 3 phases are approved as proposed, approximately 191 dwelling units can be approved in Phase IX, or a combination o new lots in unbuilt portions of other phases.

Action: Approved with Conditions **Meeting Date:** 2/9/2023

Details of Action:

Summary of Action: Approve the requested variances based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 9 conditions.

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:**