

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 10-SA-19-C Related File Number:
Application Filed: 8/26/2019 Date of Revision:
Applicant: CARTER MILL, G.P.

PROPERTY INFORMATION

General Location: South side of Carter Mill Dr., northeast of Carter Ridge Dr.
Other Parcel Info.:
Tax ID Number: 74 PART OF 002 Jurisdiction: County
Size of Tract: 19.04 acres
Accessibility: Access is via Carter Mill Dr., a minor collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land - PR (Planned Residential)
South: Residences - PR (Planned Residential)
East: Vacant land - PR (Planned Residential)
West: Residences - PR (Planned Residential)
Proposed Use: Detached Residential Subdivision Density:
Sector Plan: East County Sector Plan Designation:
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:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Carter Ridge

No. of Lots Proposed: 75 **No. of Lots Approved:** 0

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:
1. Reduce the vertical curve on Road "S" at STA 0+45 from a K value of 25 to a K value of 16.
2. Reduce the vertical curve on Madison Oaks Road at STA 14+94.60 from a K value of 25 to a K value of 19.69.

APPROVED WAIVERS BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:

1. Intersection grade waivers for Roads F, G and S, from 1% up to 2.%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 and 2 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. Provide high visibility cross walks as may be required by the Knox County Department of Engineering and Public Works.
5. Provision of "stop control" at the intersection of Madison Oaks Road and Road S as required by the Knox County Dept. of Engineering and Public Works.
6. Certification on the final plat by the applicant's surveyor that the sight distance in both directions at the intersection of Road S and Carter Mill Drive meet or exceed the minimum required by the Subdivision Regulations.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Place a note on the final plat that all lots will have access only to the internal street system. Additionally note that lots 293 and 294 are to be accessed via Madison Oaks Road only.
9. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the PR (Planned Residential) district.

Comments: In 2005 the applicant had received approval of a Concept Plan and Use-on-Review that would permit up to 412 lots/dwellings in the Carter Ridge / Carter Mill development on approximately 185 acres at a density of 2.23 du/ac. The approved PR (Planned Residential) zoning for the property allows a density of up to 2.5 du/ac for the property located on the south side of Carter Mill Road. As identified in the attached Master Plan, the development is proposed with a total of 6 phases.

On July 13, 2017, a Concept Plan / Use-on-Review approval (7-SA-17-C/7-C-17-UR) was granted for Phase IV of the subdivision with a total of 75 detached residential lots on 19.04 acres. The Concept Plan for Phase IV has expired so the applicant has submitted a request for a new Concept Plan approval. The Use-on-Review approval for the 75 detached residences on individual lots is still valid.

When the original Concept Plan was approved, a Traffic Impact Study (TIS) was completed. That TIS called for widening of Carter Mill Dive. That work has been completed. An updated TIS (final date of September 11, 2017) was submitted for the Phase IV Concept Plan and was evaluated as a part of

that approval. Since there is no change in the number of lots and access for the subdivision, an updated TIS was not required. Additional traffic study updates will be required as other phases of the project are submitted for review.

With the earlier phases of the subdivision, sidewalks have been constructed along Carter Mill Drive which will continued with this phase of the subdivision. However, the construction of the internal sidewalks in Phase III of the subdivision have been very sporadic and there are several areas that the sidewalks have not been installed. It is the responsibility of the developer to install the sidewalks and required cross walks as identified in the previous approval.

Action: Approved with Conditions **Meeting Date:** 10/10/2019

Details of Action:

Summary of Action: APPROVE variances 1 and 2 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

Date of Approval: 10/10/2019 **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:**