

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 11-SF-08-C **Related File Number:**
Application Filed: 10/6/2008 **Date of Revision:**
Applicant: CARTER MILL, G.P.

PROPERTY INFORMATION

General Location: Southeast side of Carter Mill Dr., northeast of Carter Ridge Dr.
Other Parcel Info.:
Tax ID Number: 74 002 **Jurisdiction:** County
Size of Tract: 14.9 acres
Accessibility: Access is via Carter Mill Dr., a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Developing subdivision and vacant land
Surrounding Land Use: Property in the area is zoned PR residential and A agricultural. Development consists of Phases 1 and 2 of Carter Mill Subdivision and other single family residences that are scattered throughout the area. A Knox County park adjoins the site.
Proposed Use: Detached residential subdivision **Density:** 2.13 du/ac
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street:
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: 48 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 9 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Construction of a sidewalk along the entire frontage of this site to the adjoining Paschal Carter Memorial Park and within the development as shown on the revised concept plan. All sidewalks are to be a minimum of 4' wide with a 2' planting strip between the back of the curb and the sidewalk. All sidewalk construction must comply with the provisions of the Americans with Disabilities Act.
3. Place a note on the final plat that all lots will have access from the internal street system only.
4. Prior to final plat certification, establish a homeowners association for the purpose of assessing fees for the maintenance of the proposed drainage structures, open space and other commonly held assets.
5. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
7. Reservation of sanitary sewer capacity through KUB. Prior to final plat approval provide MPC staff with a letter from KUB noting that sewer capacity is available
8. Place a note on the final plat that the side yard setback is 10' on each side of a dwelling when the road grade in front of the dwelling is 10% or greater
9. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

Comments: In March of 2005, this applicant obtained approval of a concept plan for 412 lots in Carter Ridge Subdivision. Later that year a final plat was approved for a portion of the development. Since that time no other final plats have been brought forward for review. A concept plan approval remains in force for a period of up to 2 years after its approval or approval of a final plat for the project. Since it has been longer than 2 years since the last final plat was approved for a portion of this development, consideration of a new concept plan is required. The proposed plan mirrors the previously approved concept plan for the 14.9 acres under consideration. Upon completion, the entire subdivision will contain over 185 acres.

MPC Action: Approved MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 9 conditions

Date of MPC Approval: 11/13/2008 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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: