

# 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:** 3-SE-16-C                      **Related File Number:** 3-D-16-UR  
**Application Filed:** 1/25/2016              **Date of Revision:**  
**Applicant:** MESANA INVESTMENTS SCOTT DAVIS

### PROPERTY INFORMATION

**General Location:** West side of Carpenter Rd., north of Patriot Way.  
**Other Parcel Info.:**  
**Tax ID Number:** 78 035                      **Jurisdiction:** County  
**Size of Tract:** 19.86 acres  
**Accessibility:** Access is via Carpenter Rd., a minor collector street with a 17' 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: Residences / A (Agricultural)  
West: Vacant land / A (Agricultural)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 3.32 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**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:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Dorchester

**No. of Lots Proposed:** 66      **No. of Lots Approved:** 66

**Variances Requested:** 1. Corner radius variances for right-of-way and edge of pavement 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 48.67' from Carpenter Rd to the eastern boundary line for the Subdivision at Lot 66.

**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 9 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. Widening Carpenter Rd. from the subdivision entrance south to the entrance for Carpenter Ridge Subdivision, 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.
4. 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)
5. Obtaining off-site grading easements if needed for the construction of Road A from Carpenter Rd. west to the first lots for the Subdivision.
6. Obtaining off-site drainage easements for the outfall from the detention basin as determined by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Obtaining a determination from the Tennessee Department of Environment and Conservation (TDEC) on whether the closed contour in the vicinity of Lots 32-38 is a sinkhole. If the feature is a sinkhole, the concept plan would have to be modified, subject to staff approval, to create lots with adequate building sites outside of closed contour and associated drainage easement. A 50' building setback from the closed contour shall also be shown on the concept plan and final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
9. 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 this tract of approximately 19.86 acres into 66 lots at a density of 3.32 du/ac. The Knox County Commission approved the rezoning request for this property to PR (Planned Residential) at a density of 1 - 4 du/ac on September 25, 2006. A Concept Plan (1-SG-07-C / 1-J-07-UR) that was approved for this property on January 11, 2007, has expired.

At the present time, sight distance at the proposed access onto Carpenter Rd. is very limited. This was an issue under the previous approval. The required sight distance at this location is 300'. Due to safety concerns with the limited 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 any work that may be required in the public right-of-way. The required sight distance shall be certified in the field before any 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 of the proposed subdivision entrance, south to the improvements on Carpenter Rd. that were implemented as part of the Carpenter Ridge Subdivision. This was also a condition of the previous concept plan approval.

The KGIS database indicates that there is a closed contour in the area of proposed Lots 32-38. The applicant will need to obtain a determination from the Tennessee Department of Environment and Conservation (TDEC) on whether the closed contour is a sinkhole. If the feature is a sinkhole, the concept plan would have to be modified, subject to staff approval, to create lots with adequate building sites outside of closed contour and associated drainage easement. A 50' building setback from the closed contour shall also be shown on the concept plan and final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.

**Action:** Approved as Modified **Meeting Date:** 3/10/2016

- Details of Action:**
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. Widening Carpenter Rd. from the subdivision entrance south to the entrance for Carpenter Ridge Subdivision, 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.
  4. 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)
  5. Obtaining off-site grading easements if needed for the construction of Road A from Carpenter Rd. west to the first lots for the Subdivision.
  6. (Condition deleted by MPC)
  7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  8. Obtaining a determination from the Tennessee Department of Environment and Conservation (TDEC) on whether the closed contour in the vicinity of Lots 32-38 is a sinkhole. If the feature is a sinkhole, the concept plan would have to be modified, subject to staff approval, to create lots with adequate building sites outside of closed contour and associated drainage easement. A 50' building setback from the closed contour shall also be shown on the concept plan and final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
  9. 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.

**Summary of 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 8 conditions:

**Date of Approval:** 3/10/2016 **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:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**