

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Carter Mill, Unit 3 Revised
Surveyor: Sullivan
No. of Lots Proposed: 412 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 326.75' to 300' at sta 3+50 of Road C.
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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the variance will not create a traffic hazard

APPROVE the concept plan subject to 13 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Prior to final plat approval for any of the lots in this development, widen Carter Mill Dr. to a minimum paved width of 20' along the entire frontage of this site and to a point where the existing pavement is 20' wide in front of Paschal Carter Memorial Park. Detailed plans for the widening of Carter Mill Dr. will be required as part of the design plan.
3. 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.
4. Place note #8 from the concept plan, dealing with construction in the vicinity of a sinkhole, on the final plat.
5. Place a note on the final plat that no structures will be built within 50' of the top of any sinkhole found on this site as shown on the concept plan.
6. Place a note on the final plat that all lots will have access from the internal street system only.
7. Prior to final plat certification, establish a homeowners association for the purpose of assessing fees for the maintenance of the proposed open space and other commonly held assets.
8. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
9. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
10. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
11. Meeting all applicable requirements of the approved use on review development plan.
12. 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.
13. Final approval of the rezoning of this site by the Knox County Board of Commissioners to PR (Planned Residential) at an appropriate density to support this project.

Comments: This is a large subdivision on a large tract of land in a relatively rural area. Due to the rural character of the area, the infrastructure to support this project is not in place. Water and sewer improvements will be required. A representative with KUB has told staff that the utility has adequate capacity to serve this development.

At present, Carter Mill Dr. is 15' to 16' wide. Staff will require the road be widened along the entire frontage of this site to a point where the road is already 20' wide in front of Paschal Carter Memorial Park. Due to potential conflicts with traffic related to the construction of this development, staff will require these improvements be completed prior to the approval of any final plats for this project.

Sidewalks are being required in this development. The sidewalks will serve a dual purpose. First, this development is within the parent responsibility zone of the Carter elementary, middle and high schools. Secondly, the sidewalks will provide easy access to the adjoining County Park.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND

THE COMMUNITY AS A WHOLE

- 1. The proposed subdivision will have minimal impact on local services since all utilities can be put in place to serve this site.
- 2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
- 2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
- 3. The recommended density of this site is 1- 2.5 dwellings per acre. The proposed 2.25 du/ac for the entire development is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The East County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for this site allows a density up to 2.5 du/ac. which is consistent with the Sector Plan and the other development found in the area.

Upon approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action:

Approved

MPC Meeting Date: 3/10/2005

Details of MPC action:

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Summary of MPC action:

APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the variance will not create a traffic hazard
APPROVE the concept plan subject to 13 conditions

Date of MPC Approval:

3/10/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: