

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Carter Mill
Surveyor: Sullivan
No. of Lots Proposed: 50 No. of Lots Approved: 0
Variances Requested: 1. Vertical curve variance from 172.5' to 120' at sta. 6+50 of Road F.
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 proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 11 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. Construction of a sidewalk on one side of Woodsedge Road, Drakewood Road and Road C. Sidewalks are to be 4' wide with a minimum of a 2' planting strip between the back of curb and the sidewalk. All sidewalk construction must comply with the Americans with Disabilities Act
4. Place a note on the final plat that all lots will have access only to the internal street system.
5. Completion of the pedestrian access to the adjoining Knox County Park as previously required. Access is to be located between lots 5 and 6 as shown on the concept plan.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to making any vehicular connection with Carter Mill Rd. from this project or the development of the 90+ acre site on the south side of Carter Mill Rd., widening of that road to a minimum paved width of 20' between the subdivision entrance and Carter School Rd., construction of a sidewalk along this road for access to Pascal Carter Park and the Carter Schools, and improving the reverse curves at the park to the maximum extent possible as determined by the Knox County Dept. of Engineering and Public Works must be completed or bonded.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
9. Meeting all applicable requirements and obtaining a street connection permit from the Tenn. Dept. of Transportation.
10. Meeting all requirements of the approved Use-on-Review development plan.
11. 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: A concept plan for this project was approved in 1998. At that time a number of conditions were placed on the project regarding future road improvements and sidewalks. Improvements to Carter Mill Rd. and the installation of sidewalks along Carter Mill Road were tied to the development of this subdivision. The applicant, the Knox County Dept. of Engineering and Public Works staff and the MPC staff have agreed the project can proceed as long as no connection is made to Carter Mill Rd. This will allow the creation of the 50 lots proposed by this concept plan to be added to the previously approved lots of this subdivision. Carter Mill Rd. is only 15' wide and will not support the traffic that would be generated by the development of this site and (or) the property on the south side of the road. Future development beyond the lots shown on this plan will trigger the need for improvements to Carter Mill Rd. These improvements will have to be done by either the applicant or by Knox County prior to, or in conjunction with, connecting this development or the 90+ acre site this developer owns to Carter Mill Rd.

Sidewalks will be required within this project. It is the policy of the MPC to require sidewalks when a project is located within the parent responsibility zone for providing transportation to the nearby schools. The staff will require a 4' wide sidewalk on one side of the main streets in the development. Planning for these sidewalks must be incorporated in the design plan submitted to the Knox County Dept. of Engineering and Public Works. Sidewalks must be planned and constructed so they comply

with the Americans With Disabilities Act.

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 are 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.
3. Immediate access for this portion of the subdivision will be via the internal road system within the project.

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 dwellings per acre. The proposed 1.60 du/ac 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 approved for this site allows a density up to 2 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved **MPC Meeting Date:** 9/11/2003

- 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 proposed variance will not create a traffic hazard

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Date of MPC Approval: 9/11/2003 **Date of Denial:** **Postponements:** 3/13/2003-8/14/2003

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: