

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Prestige Development on Carter Mill Drive

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 305 **No. of Lots Approved:** 0

Variations Requested:

1. Horizontal curve variance from 250' to 100' at sta.1+50 and 250' to 200' at sta. 30+25 of Road A.
2. Horizontal curve variance from 250' to 200' at sta.1+25 of Road F.
3. Horizontal curve variance from 250' to 100' at sta.10+25 and 250' to 200' at sta13+00 of Road G.
4. Horizontal curve variance from 250' to 100' at sta.10+75 and 250' to 100' at sta. 11+75 of Road H.
5. Grade at intersection from 1% to 3% at sta. 0+13 of Roads A, B, D, E, G, H, J & L.
6. Grade at intersection from 1% to 2.74 % at sta. 0+13 of Road F.
7. Grade at intersection from 1% to 2.54 % at sta. 20+25 of Road F.
8. Grade at intersection from 1% to 2.53 % at sta. 12+00 of Road H.
9. Grade at intersection from 1% to 1.67 % at sta. 32+00 of Road G.
10. Grade at intersection from 1% to 3 % at sta. 2+50 of Road I.
11. Roadway grade from 12% to 13.96% between sta. 2+70 to sta. 7+50 of Road K.
12. Broken back curve tangent from 15' to 92' at sta. 7+90 of Road A.
13. Vertical curve variance from 100' to 70' at sta. 0+50 of Road A.

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 1-13 because the site's topography restricts compliance with the Subdivision Regulations, and the variations will not create a traffic hazard

APPROVE the concept plan subject to 11 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 all lots will have access from the internal street system only.
6. 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.
7. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
8. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
9. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
10. Meeting all applicable requirements of the approved use on review development plan.
11. 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: 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 serve this development. Secondly, Carter Mill Dr. will have to be improved. 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 dwellings per acre. The proposed 1.64 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 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's approval or denial of this subdivision request is final, unless the action is appealed to City Council, or Knox County Chancery Court, as appropriate. The date of the City Council appeal hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to City Council, or the Knox County Board of Zoning Appeals, as appropriate. The date of the appeal hearing will depend on when the appeal application is filed.

MPC Action:

Approved

MPC Meeting Date: 5/13/2004

Details of MPC action:

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Summary of MPC action:

APPROVE variance 1-13 because the site's topography restricts compliance with the Subdivision

Regulations, and the variances will not create a traffic hazard

APPROVE the concept plan subject to 11 conditions

Date of MPC Approval: 5/13/2004

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: