

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 7-SA-17-C **Related File Number:** 7-C-17-UR
Application Filed: 5/26/2017 **Date of Revision:**
Applicant: CARTER MILL G.P.

PROPERTY INFORMATION

General Location: South side of Carter Mill Dr., east of Carter View Ln.
Other Parcel Info.:
Tax ID Number: 74 002PT OTHER: 074-00101PT **Jurisdiction:** County
Size of Tract: 19.04 acres
Accessibility: Access is via Carter Mill Dr., a collector street with a pavement width of 20' within a 40' to 60' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned PR residential and A agricultural. Development in the area consists of Phases 1-3 of Carter Mill / Carter Ridge Subdivisions and other single family residences that are scattered throughout the area. A Knox County park adjoins the site.
Proposed Use: Detached residential subdivision **Density:** 2.49 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: 75 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 75' to 48' at sta. 0+35.95 on Road S
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, site features and location restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 15 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 (Ord 91-1-102).
3. Installation of 5' wide sidewalks with a minimum of a 2' wide planting strip on Carter Mill Dr., Road F, Road G, Road S, Carter Ridge Dr. and Madison Oaks Rd. as identified on the concept plan. All sidewalk construction shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks
4. Provide high visibility cross walks as may be required by the Knox County Dept. of Engineering and Public Works
5. Provision of "stop control" at the intersection of Madison Oaks Rd. and Road S as required by the Knox County Dept. of Engineering and Public Works
6. Certification on the final plat by the applicant's surveyor that the sight distance in both directions at the intersection of Road S and Carter Mill Dr. meet or exceed the minimum required by the Subdivision Regulations. The minimum sight distance must equal 10 times the posted speed limit for Carter Mill Dr.
7. Provision of the minimum required road cross section for the proposed Boulevard (Road S). The typical cross section is: 60' wide right-of-way, 2 18' wide paved sections and a 10' wide landscaped median
8. After public schools are back in session and before final plat approval of this unit of Carter Ridge Subdivision, update the existing traffic study. Additional traffic studies will be required as further development occurs in this subdivision. The applicant will be responsible for the costs and construction of any road improvements identified as needed by the traffic impact study(s) as required by the Knox County Dept. of Engineering and Public Works
9. Place a note on the final plat that all lots will have access only to the internal street system. Additionally note that lots 293 and 294 are to be accessed via Madison Oaks Rd. only
10. Place a note on the final plat that states the maintenance access easement to the permanent storm water drainage facilities shall be traversable and maintained free of obstructions
11. As part of the Design Plan process prepare a detailed erosion prevention and sediment control plan to address the major elevation change along Madison Oak Ln.
12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
13. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the storm drainage system and any other commonly held assets
14. Elimination of variance #2 as called out in the notes section. The variance as requested is not required.
15. 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: In 2005 this applicant received approval of a concept plan and use on review that would permit up to 412 lots/dwellings in the Carter Ridge / Carter Mill development on approximately 185 acres. A traffic impact study (TIS) was completed at that time. That TIS called for widening of Carter Mill Dr. That work has been completed. Due to the age of the TIS staff would normally need the study to be updated before moving forward with this phase of the project. The study was based on 412 lots and at

this time only 152 lots have been recorded. With the 75 lots proposed in this phase of the project are brought on line, only 55% of the development will have been completed or have an active plan in place. The applicant will be required to update the existing TIS after schools are back in session and before a final plat for this phase of the project is approved. It is staff's belief that no additional improvements will be needed due to the development of Phase 4. If that is found to not be the case, the applicant will be responsible for the costs and construction of any road improvements that are identified in the updated study. Additional traffic studies will be required as other phases of the project are submitted for review.

Sidewalks were to be constructed along Carter Mill Dr. and within the previously approved phases of the development. Units 2 and 3 are completed and the sidewalk along Carter Mill Dr. has been constructed as required. However, the construction of the internal sidewalks has not been consistently enforced. In order to insure the sidewalks are constructed in the future staff will require that bonds be put in place to guarantee the installation. The Knox County Code Administration Dept. has been asked to require sidewalk construction as part of the building permits for the remaining lots in the earlier phase of this project.

The lots in the previously approved sections of this project are 70' - 75' wide. The proposed width of the lots in Phase 4 are 55' wide. Staff is supporting these narrower lots because of the topographic constraints that will impact the remainder site. Staff anticipates that the proposed density of the future units of the development will be lower in order to comply with the requirements of the Hillside and Ridgetop Protection Plan.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed development will have minimal impact on local services since all utilities are nearby to serve this site.
2. The proposed lots in this phase are somewhat smaller than previously approved. However, the overall density of the project will most likely go down in the future units because of topographic constraints.

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

1. The detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance..
2. The proposed development 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 approved zoning density of this site is 1- 2.5 dwellings per acre. The developed portion the subdivision along with the proposed unit will be at a density of .249 du/ac. There are 127.6 acres of the previously approved concept plan for Carter Ridge (Phases 5 and 6) that will have to be reviewed by MPC in the future. A large part of the remaining acreage falls within a hillside protection area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan identifies this property for low density residential use and hillside protection. The PR zoning for this site will allow a density up to 2.5 du/ac. which is consistent with the Sector Plan and the other development found in the area.
2. The site is shown in the Planned Growth Area on the Knoxville, Knox County, Farragut Growth Plan.

Action: Approved

Meeting Date: 7/13/2017

Details of Action:

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Date of Approval:

7/13/2017

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: