

**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:** 7-SF-07-C                      **Related File Number:**  
**Application Filed:** 6/4/2007              **Date of Revision:**  
**Applicant:** JIM SULLIVAN (CARTER MILL)

**PROPERTY INFORMATION**

**General Location:** Northwest side of Carter Mill Rd., southwest of Drakewood Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 74 001                      **Jurisdiction:** County  
**Size of Tract:** 15.53 acres  
**Accessibility:** Access is via Carter Mill Rd., a local street with a pavement width of 20' within a 40' wide right-of-way

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Developing subdivision  
**Surrounding Land Use:** Property in the area is zoned A agricultural and CA commercial. Development in the area consists of two County parks and detached dwellings. Highway commercial uses are in place along Strawberry Plains Pk.  
**Proposed Use:** Detached dwellings                      **Density:**  
**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 Mill  
No. of Lots Proposed: 3                      No. of Lots Approved: 0  
Variances Requested: 1. Reduce the intersection radius from 25' to 0'.  
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 6 conditions

Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Prior to final plat approval, construct or post a bond to guarantee the construction of a sidewalk on one side of Woodsedge Road, Drakewood Road and Carter View Ln. as required by the previously approved concept plan (3-SI-03-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  
3. Place a note on the final plat that all lots will have access only to the internal street system.  
4. Prior to final plat approval, construct or post a bond to guarantee the construction of the pedestrian access to the adjoining Knox County Park as previously required (3-SI-03-C). Access is to be located between lots 5 and 6 as shown on the concept plan.  
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
6. 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 and 2003. 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 and throughout the development were tied to the development of this subdivision. The applicant, the Knox County Dept. of Engineering and Public Works staff and the MPC staff agreed the project could proceed as long as no connection was made to Carter Mill Rd. That allowed the creation of the 50 lots proposed by that concept plan to be added to the previously approved lots of this subdivision. Carter Mill Rd. was only 15' wide and would 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. The improvements to Carter Mill Rd. have been completed. However, the required sidewalk construction has not been completed. The staff will require the sidewalks be constructed or a bond be posted to guarantee the construction of the sidewalks before any future final plats are approved for this subdivision.

**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 residential 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.

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:** 7/12/2007

**Details of MPC action:**

**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

APPROVE the concept plan subject to 6 conditions

**Date of MPC Approval:** 7/12/2007 **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:**