

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 8-SA-21-C Related File Number: 8-C-21-UR
Application Filed: 6/28/2021 Date of Revision:
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: West side of Carpenter Road, north of W. Emory Road, east of Yount Road
Other Parcel Info.:
Tax ID Number: 78 035 (PART OF) Jurisdiction: County
Size of Tract: 2.08 acres
Accessibility: Access is via Carpenter Rd., a minor collector street with a 16' pavement width within 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residence and vacant land -- PR (Planned Residential)
South: Residences -- PR (Planned Residential)
East: Residences -- A (Agricultural)
West: Vacant land -- A (Agricultural)
Proposed Use: Detached residential subdivision Density: 4.06 du/ac
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7509 Carpenter Rd.
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: Dorchester, Unit 2
No. of Lots Proposed: 9 **No. of Lots Approved:** 0
Variances Requested: See the previous Concept Plan approval (9-SC-19-C / 9-J-19-UR)
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the Concept Plan subject to 6 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Verifying the total number of allowed residential lots when the subdivision is platted using the surveyed acreage of the property. The total number of lots is based on the maximum density of 4 du/ac of the approved PR zoning. The concept plan states the property is 19.46 acres and the proposed 79 lots has a density of 4.06 du/ac which is greater than the approved zoning density. The surveyed acreage of the development must be a minimum of 19.75 acres to allow 79 lots, otherwise total number of lots must be reduced to be compliant with the zoning on the property.
4. Meeting all conditions of Concept Plan approval for the Dorchester (Unit 1) subdivision (9-SC-19-C), including but not limited to widening Carpenter Road from the subdivision entrance south to the entrance for Carpenter Ridge subdivision (Ridgewalk Lane), establishing the minimum sight distance at the subdivision entrance in both directions along Carpenter Road, obtaining off-site grading easements if needed for the construction of the entrance road (Road A), installation of sidewalks as identified on the concept plan, and providing the required sinkhole buffer, if necessary, on the final plat.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, any amenities and the drainage system.
6. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: This proposal is for 9 additional lots to the Dorchester subdivision that was approved for 70 lots in 2019 (9-SC-19-C / 9-J-19-UR). The 2019 approval had a condition that if any additional lots are created in this subdivision, a traffic impact study must be submitted for review and approval. Staff determined that a transportation impact letter (TIL) is sufficient for this project, which was submitted by the applicant's engineer (Fulghum MacIndoe). The 2019 concept plan approval required the developer to widen Carpenter Road to a minimum of 18-FT from the subdivision entrance to Ridgewalk Lane (Carpenter Ridge subdivision)

The purpose of the TIL is primarily to evaluate the access point of the subdivision at Carpenter Road because of concern with the available sight distance looking north. The subdivision regulations require a minimum sight distance of 300-FT because the road speed limit is 30-MPH and the minimum stopping sight distance according to AASHTO is 200-FT. The TIL states there is only 54-FT of sight distance looking north because of a combination of trees and vegetation that is in the right-of-way and the slope of the ditch along Carpenter Road. The developer will be required to certify that sight distance can be obtained during permitting.

The total area of the subdivision according to the concept plan is 19.46 acres, which will only allow up to 78 lots based on the PR up to 4 du/ac zoning. Because the proposed density of 4.06 du/ac is so close to meeting the maximum allowed by the zoning, staff is recommending approval of the requested 79 lots with a condition that the maximum number of lots permitted be determined when the property is platted, which will provide the most accurate total acreage of the development.

This subdivision was originally approved before the Knox County sidewalk ordinance was adopted (Chapter 54, Article IV). The sidewalk was proposed as an amenity feature and the installation of the sidewalk was a condition of the approval. The planning commission also approved a reduction of the road pavement width from 26-FT to 22-FT. The sidewalks and roads were previously approved and are not part of this review.

Action: Approved

Meeting Date: 8/12/2021

Details of Action:

Summary of Action: Approve the Concept Plan subject to 6 conditions.

Date of Approval: 8/12/2021

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: