

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

## CONCEPT PLAN



**File Number:** 9-SC-19-C                      **Related File Number:** 9-J-19-UR  
**Application Filed:** 7/29/2019              **Date of Revision:**  
**Applicant:** MESANA INVESTMENTS, LLC

### PROPERTY INFORMATION

**General Location:** West side of Carpenter Road, northwest of Patriot Way, north of West Emory Road  
**Other Parcel Info.:**  
**Tax ID Number:** 78 035    **Jurisdiction:** County  
**Size of Tract:** 19.46 acres  
**Accessibility:** Access is via Carpenter Rd., a minor collector street with a 16' pavement width within a 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:** 3.60 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:**



Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.

9. 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.

10. Any requests for further subdivision of the property above the proposed 70 lots will require the submission and approval of a traffic impact study and implementation of any required street improvements.

11. 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:**

The applicant is proposing to subdivide this tract of approximately 19.86 acres into 70 lots at a density of 3.60 du/ac. The Knox County Commission approved the rezoning request for this property to PR (Planned Residential) at a density of 1 - 4 du/ac on September 25, 2006. There have been two previous Concept Plans for this property (1-SG-07-C / 1-J-07-UR was approved on January 11, 2007 for 73 lots and 3-SE-16-C / 3-D-16- UR was approved on March 10, 2016 for 66 lots) that expired prior to any development activity.

The proposed access for the subdivision is onto Carpenter Rd., a minor collector street. Sight distance at that location is very limited. This was an issue under the previous approvals. The required sight distance at this location is 300'. Due to safety concerns with the limited sight distance, Staff is recommending a condition that prior to the issuance of any grading permits for the subdivision and prior to submission of a final plat, the applicant shall establish at least 300' of sight distance at the subdivision entrance in both directions along Carpenter Rd. During the design plan stage of the development, the applicant will submit plans to the Knox County Department of Engineering and Public Works for any work that may be required in the public right-of-way. The required sight distance shall be certified in the field before any permits will be issued for the subdivision or a final plat is accepted for review.

Both Planning and Knox County Department of Engineering and Public Works staff are recommending that Carpenter Rd. be widened to a width of 18' from the area of the of the proposed subdivision entrance, south to the improvements on Carpenter Rd. that were implemented as part of the Carpenter Ridge Subdivision. This was also a condition of the previous concept plan approvals.

One of the general provisions for the PR zoning district is that it encourages open space for recreational use. While the proposed Concept Plan includes common area, there is no amenity area identified for the subdivision. The applicant has revised the concept plan to include a sidewalk around the internal loop portion of Road A (approximately a third of a mile) in part to meet the PR objective by providing an amenity for the residents to safely walk to neighbor's homes and for use for exercise. The Knox County Department of Engineering and Public Works has agreed to a reduction of the pavement width from 26' to 22' for this portion of Road A and Road B. The pavement width for Road A from Carpenter Rd to the eastern boundary line for the Subdivision at Lot 48 will be reduced from 26' to 20' in order to reduce the need for off-site grading easements along this narrow access strip.

The KGIS database indicates that there is a closed contour in the area of proposed Lots 31-38 and 67-70. The applicant will need to obtain a determination from the Tennessee Department of Environment and Conservation (TDEC) on whether the closed contour is a sinkhole. If the feature is a sinkhole, the concept plan would have to be modified, subject to staff approval, to create lots with adequate building sites outside of closed contour and associated drainage easement. A 50' building setback from the closed contour shall also be shown on the concept plan and final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.

**Action:** Approved with Conditions **Meeting Date:** 10/10/2019

**Details of Action:**

**Summary of Action:** APPROVE variances 1-4 because the existing access strip and site conditions restrict compliance with

the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions:

**Date of Approval:** 10/10/2019      **Date of Denial:**      **Postponements:** 9/12/2019  
**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:**