



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 1-SG-07-C **AGENDA ITEM #:** 26
1-J-07-UR **AGENDA DATE:** 1/11/2007

▶ **SUBDIVISION:** CARPENTER RIDGE, UNIT 2
▶ **APPLICANT/DEVELOPER:** EAGLE BEND REALTY
OWNER(S): EAGLE BEND REALTY

TAX IDENTIFICATION: 78 35 AND PART OF 066 022
JURISDICTION: County Commission District 6

▶ **LOCATION:** West side of Carpenter Rd., north of W. Emory Rd. and Ridgewalk Ln.

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 20 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences / PR (Planned Residential) & A (Agricultural)
South: Vacant land and residences / PR (Planned Residential) & A (Agricultural)
East: Residences / A (Agricultural)
West: Vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 73

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Carpenter Rd., a minor collector street with a 17' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Corner radius variances at the intersection of Road A and Carpenter Rd., from 25' to 0'.
2. Right-of-way width variance for Road A, from 50' to 48.5'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 because the existing access strip for the property restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

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 (County Ord. 91-1-102).
3. Providing an acceptable name for the subdivision prior to submission of the final plat. Carpenter Ridge, Unit

2 cannot be used since the subdivision does not connect to Unit 1.

4. Widening Carpenter Rd. to a design standard acceptable to the Knox County Department of Engineering and Public Works. Design plans for the road widening shall be submitted to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision with the improvements being made in conjunction with the road improvements for the subdivision.

5. Obtaining off-site drainage easements for the outfall from the detention basins as determined by the Knox County Department of Engineering and Public Works.

6. Providing scaled details for the design of Road C at the design plan stage of the subdivision.

7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

8. 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 onto Carpenter Rd. The required sight distance shall be certified in the field. (See comment section below)

9. Meeting all requirements of the approved use on review development plan.

10. 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.

► **APPROVE the development plan for up to 73 detached dwellings on individual lots subject to 2 conditions.**

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

COMMENTS:

The applicant is proposing to subdivide approximately 20 acres of a 49 acre tract into 73 lots at a density of 3.65 du/ac. The Planning Commission recommended approval of a rezoning request (7-L-06-RZ) for this property to PR (Planned Residential) at a density of 1 - 4 du/ac on August 10, 2006. The Knox County Commission approved the rezoning request on September 25, 2006.

Since this proposed subdivision covers less than half of the property, Staff requested that the applicant provide a conceptual plan for the entire subdivision. A copy of that conceptual plan is attached showing a proposed subdivision of 170 lots. The applicant is proposing to subdivide only 73 lots at this time falling below the 75 lot threshold that requires a traffic impact analysis. Any requests for further subdivision of the property will require the traffic impact analysis. With a proposal for 170 lots, the subdivision would also pass the 150 lot threshold where the Planning Commission has required a second entrances for subdivisions. The property has additional frontage on Carpenter Rd., north of the proposed entrance. By proceeding with this phase of the subdivision without the traffic impact analysis, the applicant may find that he will be required to provide additional off-site street improvements beyond what is currently recommended by Staff.

On visiting the site it appeared that sight distance to the north along Carpenter Rd. at the subdivision entrance was limited. Staff requested that the applicant's surveyor perform an instrument certification of the site distance on site. Along the edge of pavement he could only certify 260' of sight distance. At the required 15' setback from the edge of pavement it was much less. The required sight distance at this location is 300'. The limited sight distance is due to a hump in the road and roadside embankment. Due to safety concerns with the limited sight distance and number of lots proposed in the subdivision, staff cannot recommend approval of the subdivision if the sight distance cannot be provided. By grading down the hump in the roadway and roadside banks it may be possible to obtain the 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 onto 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 the work in the public right-of-way. Once the permit is issued the applicant shall make the necessary improvements to achieve the required sight distance. The required sight distance shall be certified in the field before any additional permits will be issued for the subdivision or a final plat is accepted for review.

The Planning Commission and Knox County Engineering Staff are also recommending that Carpenter Rd. be widened from the area of the road improvements for obtaining sight distance north of the entrance, south to the improvements on Carpenter Rd. that were implemented as part of the Carpenter Ridge Subdivision.

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

1. Other properties in the immediate area have developed or are under development with residential uses at similar densities.
2. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
3. The widening improvements to Carpenter Rd., as required by the Knox County Department of Engineering and Public Works, will improve the carrying capacity on the existing roadway for the projected traffic from this subdivision and future phases of the development.
4. Any school age children living in this development are presently zoned to attend Karns Elementary, Middle and High Schools.

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

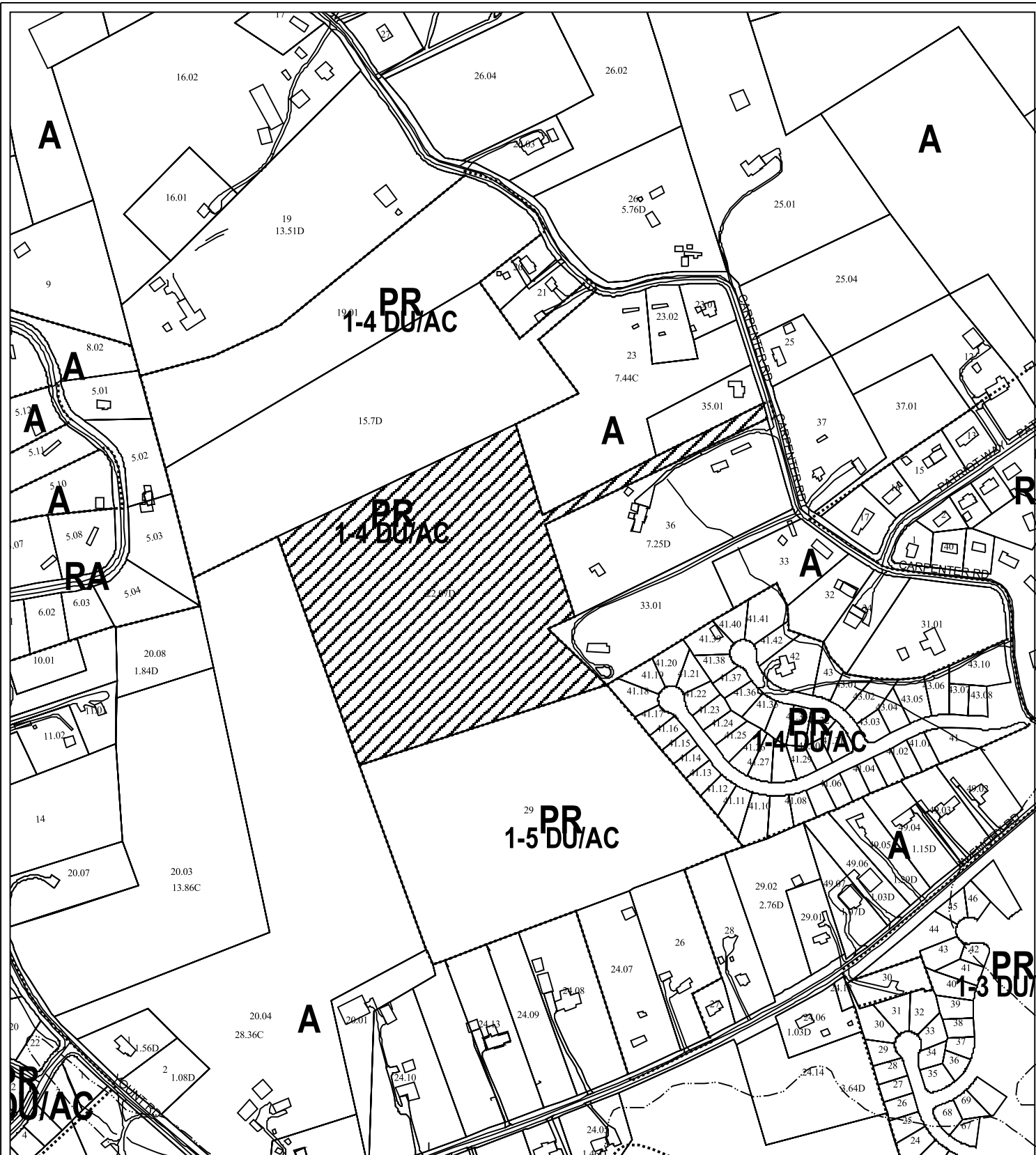
1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: 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 since the subdivision has direct access to a minor collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northwest County Sector Plan identifies this property as low density residential. The site is located in the Planned Growth Area of the Growth Policy Plan. The PR zoning approved for this site will allow a density up to 4 du/ac. At a proposed density of 3.65 du/ac, the subdivision is consistent with the approved zoning, Sector Plan and Growth Policy Plan.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court 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 the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



1-SG-07-C/1-J-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached Residential Subdivision in PR (Planned Residential)

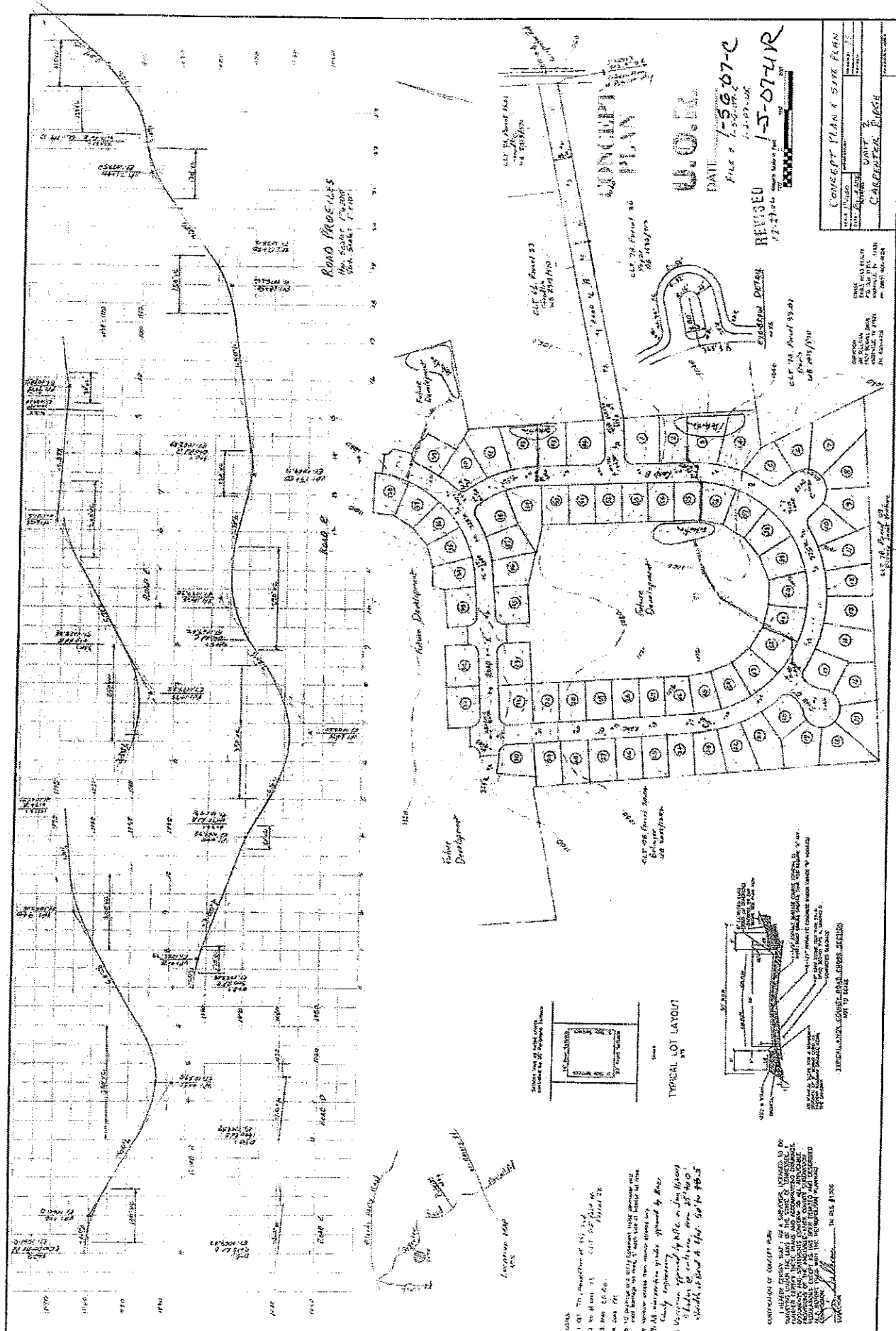
Original Print Date: 12/29/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Carpenter Ridge, Unit 2
 Eagle Bend Realty

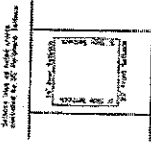
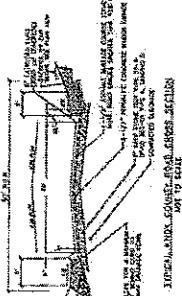
Map No: 78

Jurisdiction: County





- NOTES:
1. ALL TO BE CONFORMED TO ALL APPLICABLE CODES.
 2. SEE SHEET 15 FOR ALL NOTES.
 3. SEE SHEET 16 FOR ALL NOTES.
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DESIGNED BY: CARRUTHERS ENGINEERS
 CHECKED BY: [Signature]
 DATE: 1-5-07
 SCALE: AS SHOWN



CONCEPT
PLAN
7-55-07-0
7-3-07-06

U. O. K.

RECEIVED 7/11/07 11:00 AM
7/11/07

SHERMAN BRIDGE - DIST 2	
DATE	7/11/07
BY	6533
FOR	6533
APPROVED	
DATE	