



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

▶ **FILE #:** 7-SF-07-C

AGENDA ITEM #: 22

AGENDA DATE: 7/12/2007

▶ **SUBDIVISION:** CARTER MILL

▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN (CARTER MILL)

OWNER(S): Landview

TAX IDENTIFICATION: 74 001

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northwest side of Carter Mill Rd., southwest of Drakewood Rd.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED:

▶ **APPROXIMATE ACREAGE:** 15.53 acres

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

▶ **EXISTING LAND USE:** Developing subdivision

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: 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.

▶ **NUMBER OF LOTS:** 3

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Carter Mill Rd., a local street with a pavement width of 20' within a 40' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Reduce the intersection radius from 25' to 0'.

STAFF RECOMMENDATION:

▶ **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

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

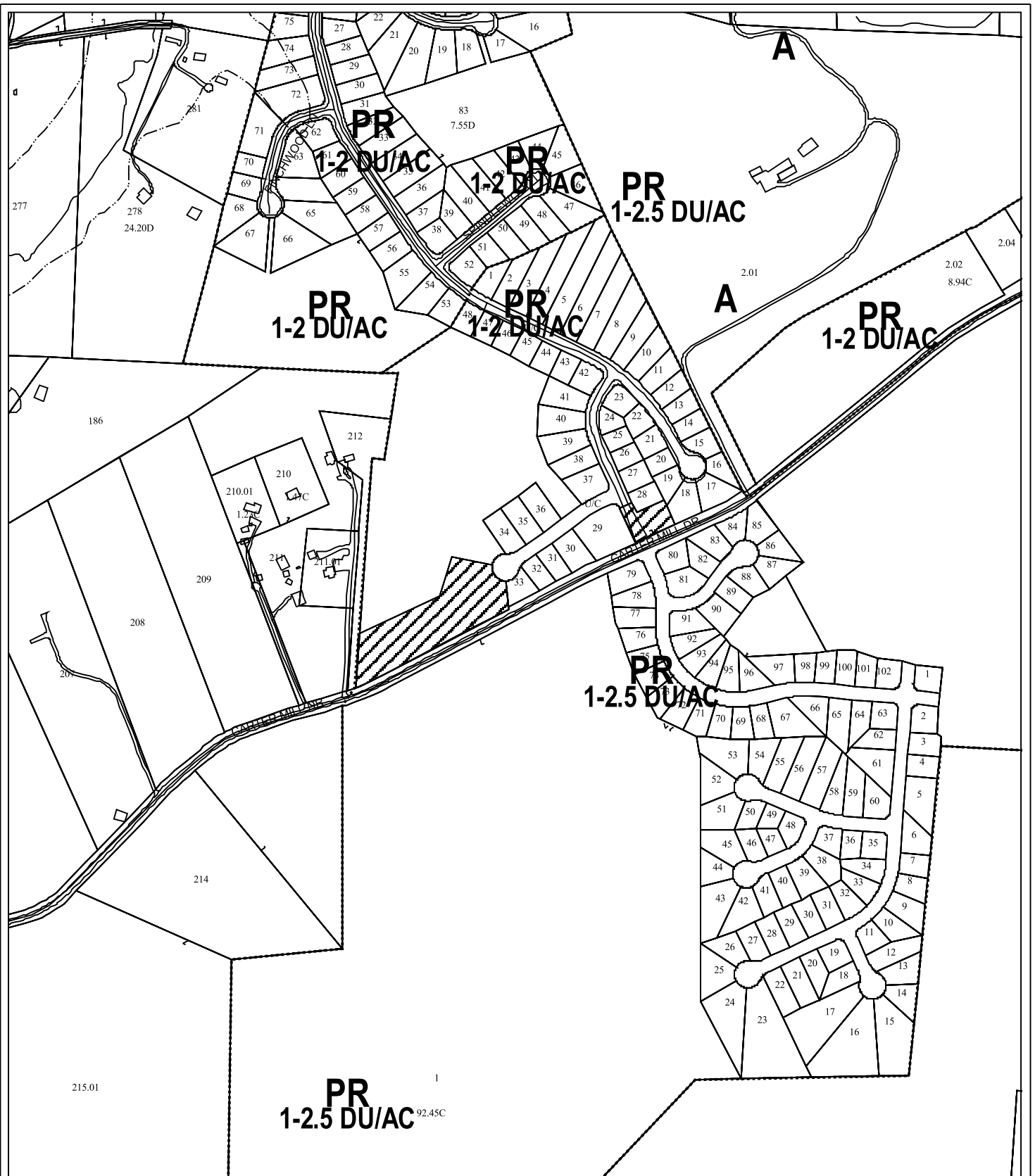
1. The East County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 2 du/ac. which is consistent with the Sector Plan and the other development found in the area.

ESTIMATED TRAFFIC IMPACT 41 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 1 (public and private school children, ages 5-18 years)

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




7-SF-07-C
CONCEPT PLAN

Subdivision: Carter Mill

Map No: 74

Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 07/03/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



TENN. GRID NORTH
(SEE NOTE #10)



7-5F-07-C CONCEPT PLAN



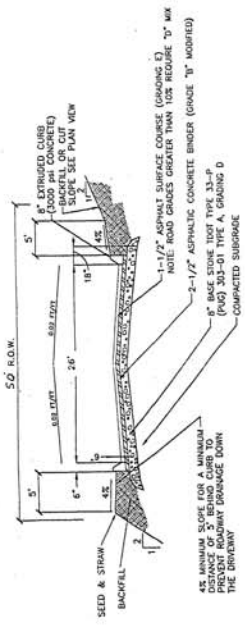
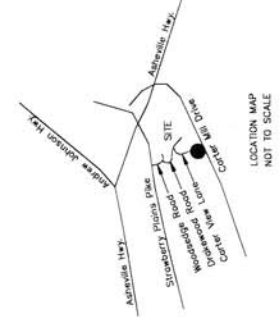
CONCEPT PLAN AND SITE PLAN
CARTER MILL
Unit 3
CLT MAP 74, PARCEL 1
DISTRICT B - KNOX CO., TENN.
SCALE: 1" = 100' JUNE 4, 2007

OWNER:
CARTER MILL OF
130 N. MARTINWOOD ROAD
KNOXVILLE, TN 37923
PH. (865) 670-0462

SURVYOR:
JIM SULLIVAN
1607 BEDFORD DRIVE
KNOXVILLE, TN 37922
PH. 690-4709

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM A SURVYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SURVEYOR COMMISSION. THIS REPORT WAS PREPARED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
IN: IL5 #1306
SURVYOR

- NOTES:**
1. CLT MAP 74, PARCEL 1.
 2. NO. OF LOTS - 3 * Common Area.
 3. AREA SUBDIVIDED - 15.53 ACRES.
 4. IRON PINS AT ALL CORNERS; ALL PINS ARE SET UNLESS NOTED FOUND ("F").
 5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5/0 PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 6. THIS PROPERTY IS ZONED PH.
 7. 7.5' UTILITY EASEMENT EACH SIDE OF WATER AND SANITARY SEWER LINES AS INSTALLED.
 8. BUILDING SETBACKS: FRONT - 20'
SIDE - 5'
REAR - 20'
PERIPHERAL - 35'
 9. PROPERTY RECORDING DATA - 663 bk. 2289/907.
 10. TENN. GRID NORTH, TAKEN FROM SURVEY BY BARGE WAGGONER SUMNER AND CANNON, FILE NO. 24481-00.
 11. ALL LOTS WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.



Ermer & Varnie Boal
WB BK 1535/6943

