

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

▶ **FILE #:** 7-SK-07-F **AGENDA ITEM #:** 29  
 POSTPONEMENT(S): 7/12/2007-8/9/2007 **AGENDA DATE:** 9/13/2007  
 ▶ **SUBDIVISION:** CARTER MILL UNIT 3  
 ▶ **APPLICANT/DEVELOPER:** CARTER MILL GP  
 OWNER(S): W.C. Development, GP

TAX IDENTIFICATION: 74 001  
 JURISDICTION: County Commission District 8  
 ▶ **LOCATION:** North side of Carter Mill Dr, southwest of Asheville Hwy.  
 SECTOR PLAN: East County  
 GROWTH POLICY PLAN: Planned Growth Area  
 ▶ **APPROXIMATE ACREAGE:** 15.53 acres  
 ▶ **NUMBER OF LOTS:** 3  
 ▶ **ZONING:** PR (Planned Residential)  
 SURVEYOR/ENGINEER: Jim Sullivan  
 ▶ **VARIANCES REQUIRED:**

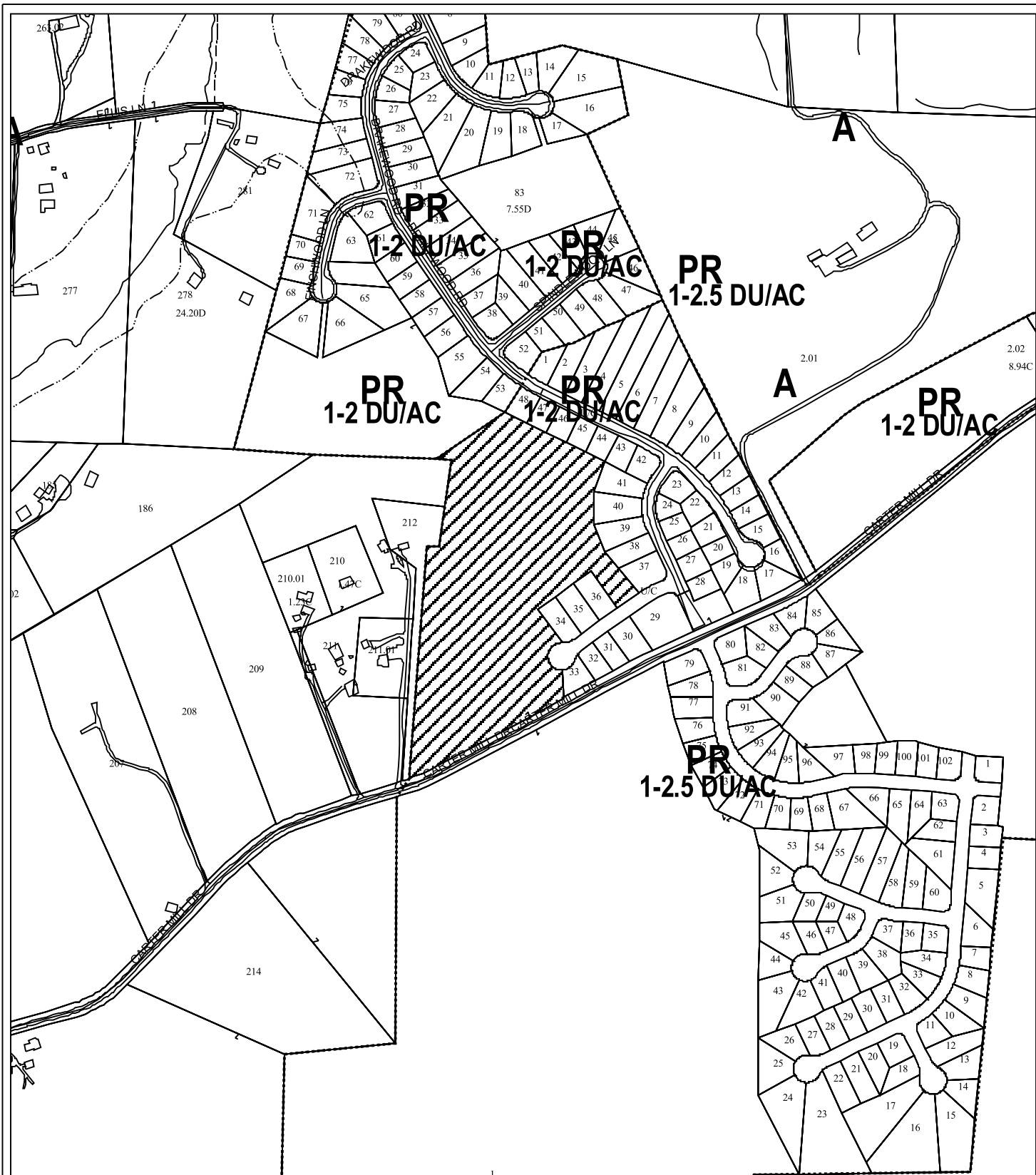
**STAFF RECOMMENDATION:**

▶ **DENY Final Plat**

**COMMENTS:**

Staff has recommended denial of this Final Plat because all conditions of approval were not met by corrections deadline. Per a condition of the approved concept/use on review the applicant was required prior to the approval of the Final Plat to construct or post a bond to guarantee the construction of a sidewalk on one side of Woodsedge Road, Drakewood Road, and Carter View Lane, and the construction of a pedestrian access to the adjoining Knox County Park. The construction was not done nor was the bond posted.

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-SK-07-F  
FINAL SUBDIVISION PLAT



Final Plat for: Carter Mill Unit 3

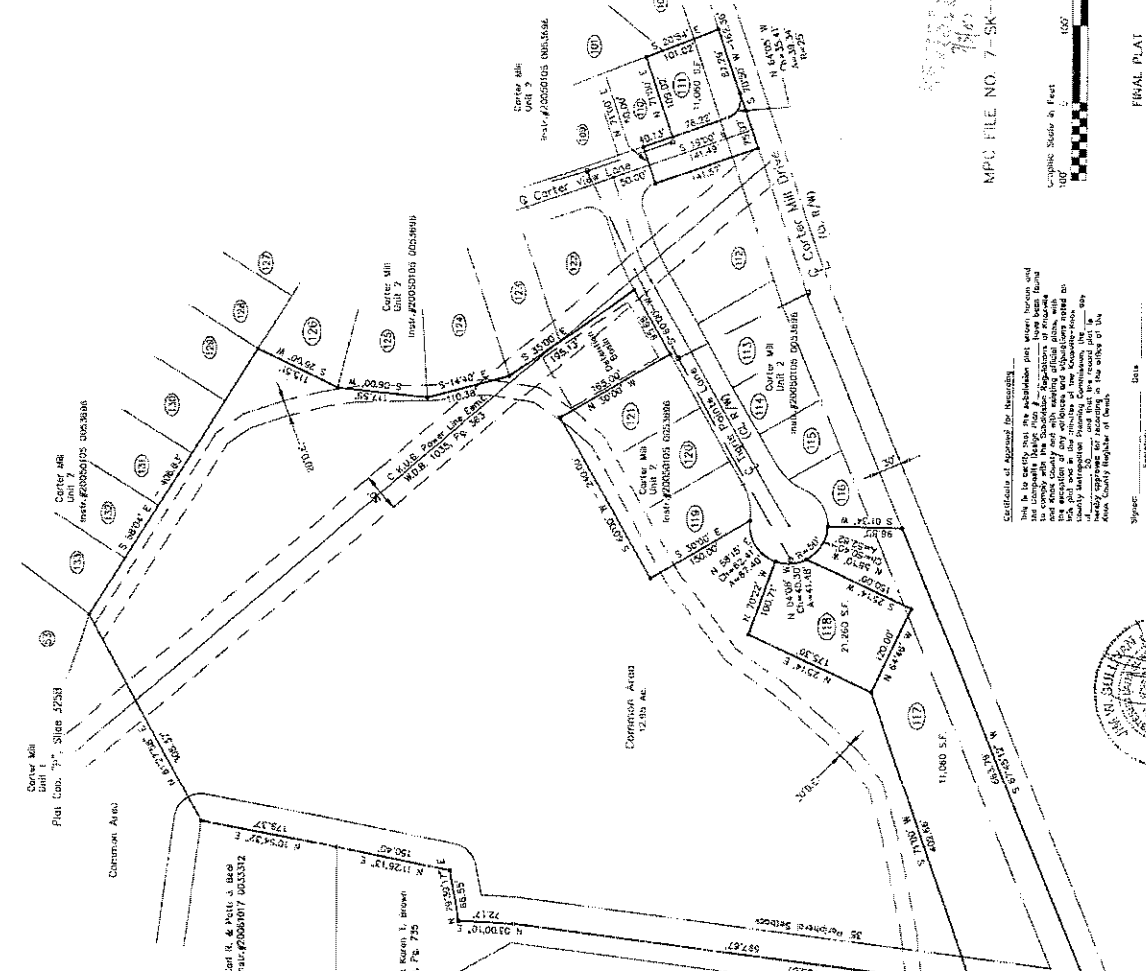
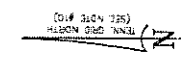
Original Print Date: 06/29/07 Revised: 09/06/07  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Subdivision: Carter Mill GP

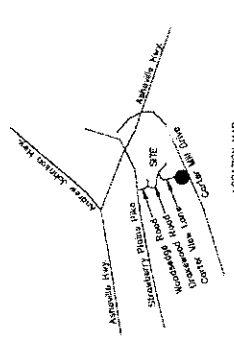
Map No: 74

Jurisdiction: County





- NOTES:**
1. C&T MAP 74, PARCEL 1.
  2. NO. OF LOTS - 1 + Common Area.
  3. AREA SUBMITTED - 15.83 ACRES.
  4. IRON PINS AT ALL CORNERS, ALL PINS ARE SET UNLESS NOTED (FOUND FT.).
  5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRINGE AND 5/2 PERMANENT 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'
  9. PROPERTY RECORDING DATA NO. BL. 2285/601. PERIPHERAL - 35'
  10. 1288' C&T NORTH. TAKEN FROM SURVEY OF K. & Karen V. Brown, NO. 24861-00.
  11. ALL LOTS SHALL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
  12. TOP CORNER, C&T TAKEN FROM SURVEY OF K. & Karen V. Brown, NO. 24861-00.



**LOCATION MAP**  
NOT TO SCALE

**Qualification of Completion of Drainage Systems:**

I, the undersigned, hereby certify that I am a duly licensed Professional Engineer in the State of Tennessee, and that I have supervised the construction of all drainage systems shown on drainage plans which were approved by me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, within a period not to exceed one year from date of approval.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Dept: \_\_\_\_\_ Title: \_\_\_\_\_

**Qualification of Completion of Streets and Related Improvements:**

I, the undersigned, hereby certify that I am a duly licensed Professional Engineer in the State of Tennessee, and that I have supervised the construction of all streets and related improvements shown on the plans which were approved by me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, within a period not to exceed one year from date of approval of the final plan.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Dept: \_\_\_\_\_ Title: \_\_\_\_\_

**Qualification of Municipality and Local Jurisdiction (L/MJ):**

I hereby certify that I am a duly sworn, licensed to do business under the laws of the State of Tennessee. I further certify that I am duly qualified to administer the laws of the State of Tennessee, and that I am duly sworn to do so. I further certify that I am duly sworn to do so. I further certify that I am duly sworn to do so.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Title: \_\_\_\_\_

**Qualification of One-Party Construction Inspection:**

I hereby certify that I am a duly sworn, licensed to do business under the laws of the State of Tennessee. I further certify that I am duly qualified to administer the laws of the State of Tennessee, and that I am duly sworn to do so. I further certify that I am duly sworn to do so.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Title: \_\_\_\_\_

**Qualification of Plans and Accuracy of Survey:**

I hereby certify that this is a true and correct copy of a plan of the unimproved survey to which this is attached as shown herein.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Title: \_\_\_\_\_

**Signature:** \_\_\_\_\_  
**Title:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_  
**State:** \_\_\_\_\_  
**Zip:** \_\_\_\_\_

**Signature:** \_\_\_\_\_  
**Title:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_  
**State:** \_\_\_\_\_  
**Zip:** \_\_\_\_\_



This is to certify that the subdivision shown herein is approved subject to the inspection of sanitary sewers and treatment plants and local regulations.

Date: \_\_\_\_\_

**Signature:** \_\_\_\_\_  
**Title:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_  
**State:** \_\_\_\_\_  
**Zip:** \_\_\_\_\_

**FINAL PLAN**  
**CARTER MILL**  
**Unit 3**  
 CLT MAP 74, PARCEL 1  
 DISTRICT: B - ANCOY CO., TENN.  
 SCALE: 1"=100' JUNE 4, 2007

**OWNER:** CARTER MILL, GP  
 LARRY W. CARTER  
 1400 BIRCHWOOD ROAD  
 MOOREVILLE, TN 37030  
 PH. 615-444-7105

**SURVEYOR:** JOHN W. BROWN  
 1400 BIRCHWOOD ROAD  
 MOOREVILLE, TN 37030  
 PH. 615-444-7105



**Signature:** \_\_\_\_\_  
**Title:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
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