

▶ **FILE #:** 11-SF-08-C **AGENDA ITEM #:** 18  
**AGENDA DATE:** 11/13/2008

▶ **SUBDIVISION:** CARTER RIDGE  
 ▶ **APPLICANT/DEVELOPER:** CARTER MILL, G.P.  
 OWNER(S): Landview, LLC

TAX IDENTIFICATION: 74 002  
 JURISDICTION: County Commission District 8

▶ **LOCATION:** Southeast side of Carter Mill Dr., northeast of Carter Ridge Dr.  
 SECTOR PLAN: East County  
 GROWTH POLICY PLAN: Planned Growth Area  
 WATERSHED: Lyon Creek

▶ **APPROXIMATE ACREAGE:** 14.9 acres

▶ **ZONING:** PR (Planned Residential)  
 ▶ **EXISTING LAND USE:** Developing subdivision and vacant land  
 ▶ **PROPOSED USE:** Detached residential subdivision  
 SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR residential and A agricultural. Development consists of Phases 1 and 2 of Carter Mill Subdivision and other single family residences that are scattered throughout the area. A Knox County park adjoins the site.

▶ **NUMBER OF LOTS:** 48  
 SURVEYOR/ENGINEER: Ideal Engineering Solutions  
 ACCESSIBILITY: Access is via Carter Mill Dr., a collector street with a pavement width of 20' within a 40' right-of-way.  
 ▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

- ▶ **APPROVE the Concept Plan subject to 9 conditions**
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
  2. Construction of a sidewalk along the entire frontage of this site to the adjoining Paschal Carter Memorial Park and within the development as shown on the revised concept plan. All sidewalks are to be a minimum of 4' wide with a 2' planting strip between the back of the curb and the sidewalk. All sidewalk construction must comply with the provisions of the Americans with Disabilities Act.
  3. Place a note on the final plat that all lots will have access from the internal street system only.
  4. Prior to final plat certification, establish a homeowners association for the purpose of assessing fees for the maintenance of the proposed drainage structures, open space and other commonly held assets.
  5. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
  6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
  7. Reservation of sanitary sewer capacity through KUB. Prior to final plat approval provide MPC staff with a

letter from KUB noting that sewer capacity is available

8. Place a note on the final plat that the side yard setback is 10' on each side of a dwelling when the road grade in front of the dwelling is 10% or greater

9. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

#### **COMMENTS:**

In March of 2005, this applicant obtained approval of a concept plan for 412 lots in Carter Ridge Subdivision. Later that year a final plat was approved for a portion of the development. Since that time no other final plats have been brought forward for review. A concept plan approval remains in force for a period of up to 2 years after its approval or approval of a final plat for the project. Since it has been longer than 2 years since the last final plat was approved for a portion of this development, consideration of a new concept plan is required. The proposed plan mirrors the previously approved concept plan for the 14.9 acres under consideration. Upon completion, the entire subdivision will contain over 185 acres.

ESTIMATED TRAFFIC IMPACT 528 (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: 19 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Carter Elementary, Carter Middle, and Carter High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.



