



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

▶ **FILE #:** 7-SA-17-C  
7-C-17-UR

**AGENDA ITEM #:** 0.18  
**AGENDA DATE:** 7/13/2017

▶ **SUBDIVISION:** CARTER RIDGE  
▶ **APPLICANT/DEVELOPER:** CARTER MILL G.P.  
**OWNER(S):** Carter Mill G.P.

**TAX IDENTIFICATION:** 74 002PT 074-00101PT  
**JURISDICTION:** County Commission District 8  
**STREET ADDRESS:**

[View map on KGIS](#)

▶ **LOCATION:** South side of Carter Mill Dr., east of Carter View Ln.

**SECTOR PLAN:** East County  
**GROWTH POLICY PLAN:** Planned Growth Area  
**WATERSHED:** Lyon Creek

▶ **APPROXIMATE ACREAGE:** 19.04 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** Property in the area is zoned PR residential and A agricultural. Development in the area consists of Phases 1-3 of Carter Mill / Carter Ridge Subdivisions and other single family residences that are scattered throughout the area. A Knox County park adjoins the site.

▶ **NUMBER OF LOTS:** 75

**SURVEYOR/ENGINEER:** Ideal Engineering Solutions, Inc

**ACCESSIBILITY:** Access is via Carter Mill Dr., a collector street with a pavement width of 20' within a 40' to 60' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance from 75' to 48' at sta. 0+35.95 on Road S

**STAFF RECOMMENDATION:**

▶ **APPROVE variance 1 because the site's topography, site features and location restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.**

**APPROVE the Concept Plan subject to 15 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 (Ord 91-1-102).
3. Installation of 5' wide sidewalks with a minimum of a 2' wide planting strip on Carter Mill Dr., Road F, Road

G, Road S, Carter Ridge Dr. and Madison Oaks Rd. as identified on the concept plan. All sidewalk construction shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks

4. Provide high visibility cross walks as may be required by the Knox County Dept. of Engineering and Public Works
5. Provision of "stop control" at the intersection of Madison Oaks Rd. and Road S as required by the Knox County Dept. of Engineering and Public Works
6. Certification on the final plat by the applicant's surveyor that the sight distance in both directions at the intersection of Road S and Carter Mill Dr. meet or exceed the minimum required by the Subdivision Regulations. The minimum sight distance must equal 10 times the posted speed limit for Carter Mill Dr.
7. Provision of the minimum required road cross section for the proposed Boulevard (Road S). The typical cross section is: 60' wide right-of-way, 2 18' wide paved sections and a 10' wide landscaped median
8. After public schools are back in session and before final plat approval of this unit of Carter Ridge Subdivision, update the existing traffic study. Additional traffic studies will be required as further development occurs in this subdivision. The applicant will be responsible for the costs and construction of any road improvements identified as needed by the traffic impact study(s) as required by the Knox County Dept. of Engineering and Public Works
9. Place a note on the final plat that all lots will have access only to the internal street system. Additionally note that lots 293 and 294 are to be accessed via Madison Oaks Rd. only
10. Place a note on the final plat that states the maintenance access easement to the permanent storm water drainage facilities shall be traversable and maintained free of obstructions
11. As part of the Design Plan process prepare a detailed erosion prevention and sediment control plan to address the major elevation change along Madison Oak Ln.
12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
13. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the storm drainage system and any other commonly held assets
14. Elimination of variance #2 as called out in the notes section. The variance as requested is not required.
15. 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 revised development plan for Carter Ridge Subdivision to permit up to 75 detached dwellings on individual lots in Phase 4 of the development as shown subject to 2 conditions**

1. Correct the "setbacks" as called out in the notes to match the "typical lot layout" as shown
2. Meeting all applicable requirements of the Knox County Zoning Ordinance

**COMMENTS:**

In 2005 this applicant received approval of a concept plan and use on review that would permit up to 412 lots/dwellings in the Carter Ridge / Carter Mill development on approximately 185 acres. A traffic impact study (TIS) was completed at that time. That TIS called for widening of Carter Mill Dr. That work has been completed. Due to the age of the TIS staff would normally need the study to be updated before moving forward with this phase of the project. The study was based on 412 lots and at this time only 152 lots have been recorded. With the 75 lots proposed in this phase of the project are brought on line, only 55% of the development will have been completed or have an active plan in place. The applicant will be required to update the existing TIS after schools are back in session and before a final plat for this phase of the project is approved. It is staff's belief that no additional improvements will be needed due to the development of Phase 4. If that is found to not be the case, the applicant will be responsible for the costs and construction of any road improvements that are identified in the updated study. Additional traffic studies will be required as other phases of the project are submitted for review.

Sidewalks were to be constructed along Carter Mill Dr. and within the previously approved phases of the development. Units 2 and 3 are completed and the sidewalk along Carter Mill Dr. has been constructed as required. However, the construction of the internal sidewalks has not been consistently enforced. In order to insure the sidewalks are constructed in the future staff will require that bonds be put in place to guarantee the installation. The Knox County Code Administration Dept. has been asked to require sidewalk construction as part of the building permits for the remaining lots in the earlier phase of this project.

The lots in the previously approved sections of this project are 70' - 75' wide. The proposed width of the lots in Phase 4 are 55' wide. Staff is supporting these narrower lots because of the topographic constraints that will impact the remainder site. Staff anticipates that the proposed density of the future units of the development

will be lower in order to comply with the requirements of the Hillside and Ridgetop Protection Plan.

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

1. The proposed development will have minimal impact on local services since all utilities are nearby to serve this site.
2. The proposed lots in this phase are somewhat smaller than previously approved. However, the overall density of the project will most likely go down in the future units because of topographic constraints.

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

1. The detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance..
2. The proposed development 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.
3. The approved zoning density of this site is 1- 2.5 dwellings per acre. The developed portion the subdivision along with the proposed unit will be at a density of .249 du/ac. There are 127.6 acres of the previously approved concept plan for Carter Ridge (Phases 5 and 6) that will have to be reviewed by MPC in the future. A large part of the remaining acreage falls within a hillside protection area.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan identifies this property for low density residential use and hillside protection. The PR zoning for this site will allow a density up to 2.5 du/ac. which is consistent with the Sector Plan and the other development found in the area.
2. The site is shown in the Planned Growth Area on the Knoxville, Knox County, Farragut Growth Plan.

ESTIMATED TRAFFIC IMPACT: 796 (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.

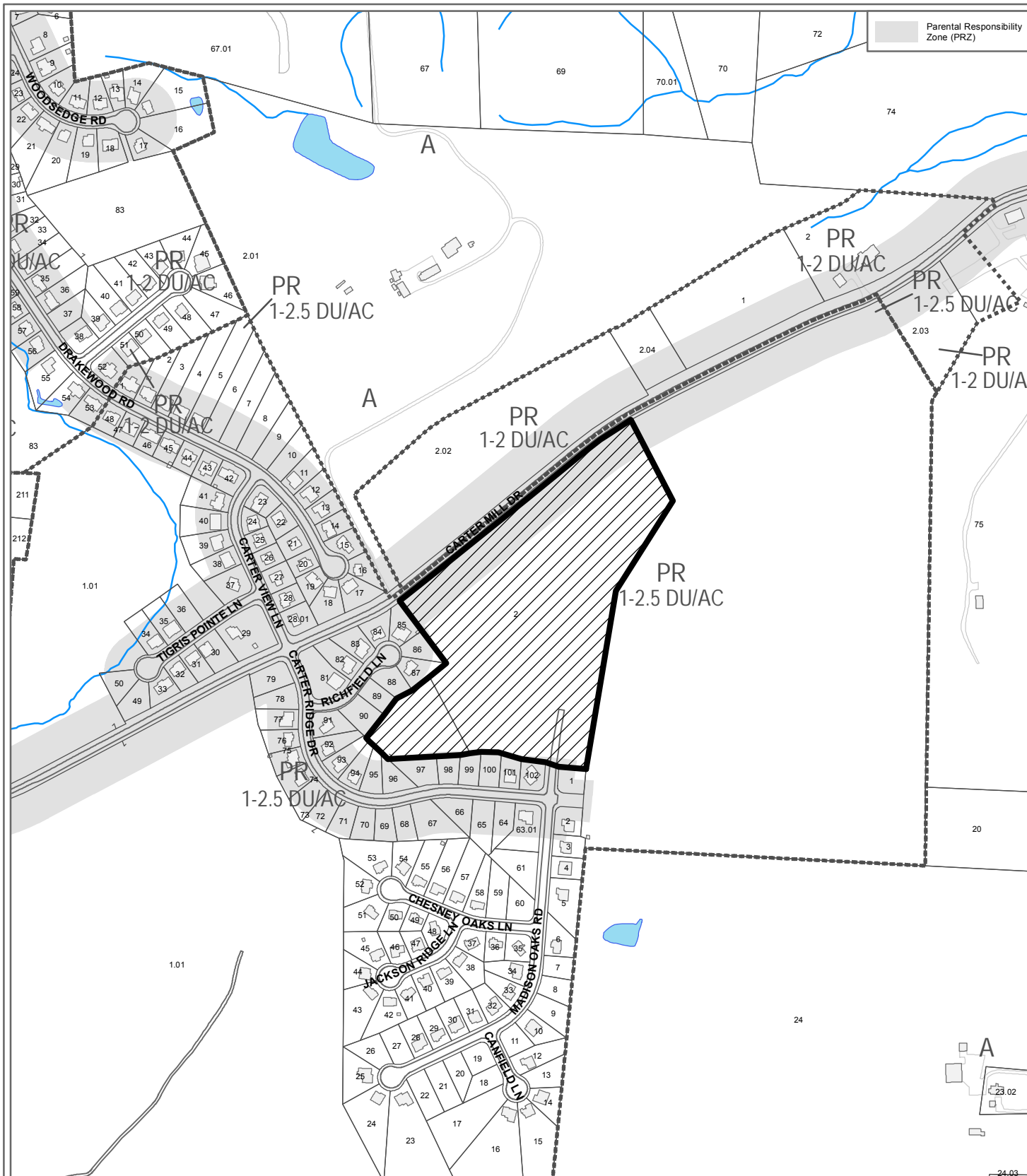
ESTIMATED STUDENT YIELD: 25 (public school children, ages 5-18 years)

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

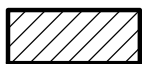
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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.

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.



**7-SA-17-C / 7-C-17-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 6/15/2017  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Carter Mill G.P.  
 Carter Ridge

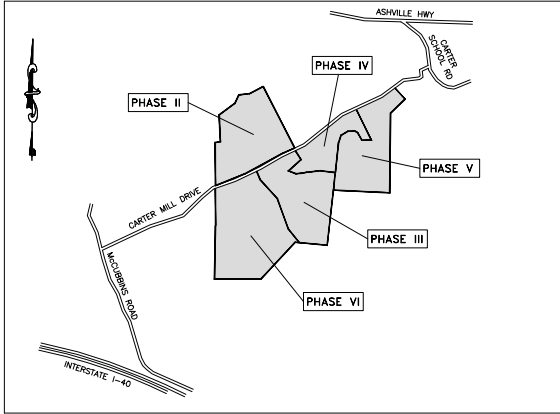
Map No: 74  
 Jurisdiction: County



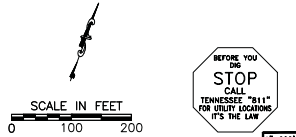


PHASE	AREA
PHASE II	33.09 ACRES
PHASE III	38.50 ACRES
PHASE IV	19.04 ACRES
PHASE V	52.00 ACRES
PHASE VI	75.60 ACRES
TOTAL AREA	218.32 ACRES
218.32/2.5 = 546 MAXIMUM LOTS	

LOT DENSITY—PHASES II, III AND IV		
AREA	# LOTS	
PHASE II	33.09 ACRES	51 LOTS
PHASE III	38.50 ACRES	101 LOTS
PHASE IV	19.04 ACRES	74 LOTS
TOTAL	90.63 ACRES	226 LOTS
PHASE II-IV DENSITY: 2.49 DU/ACRE		



VICINITY MAP



1"=200'  
28 JUN 2017  
SHEET TWO

**MASTER PLAN**

**CARTER RIDGE - PHASES III THRU VI**  
KNOX COUNTY, TENNESSEE

Prepared For:  
Carter Mill, G.P.  
12148 Warrior Trail  
2Knoxville, Tennessee 37922  
(865) 389-5135

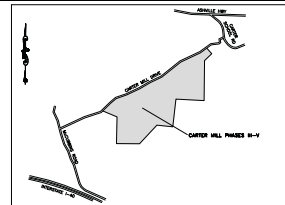
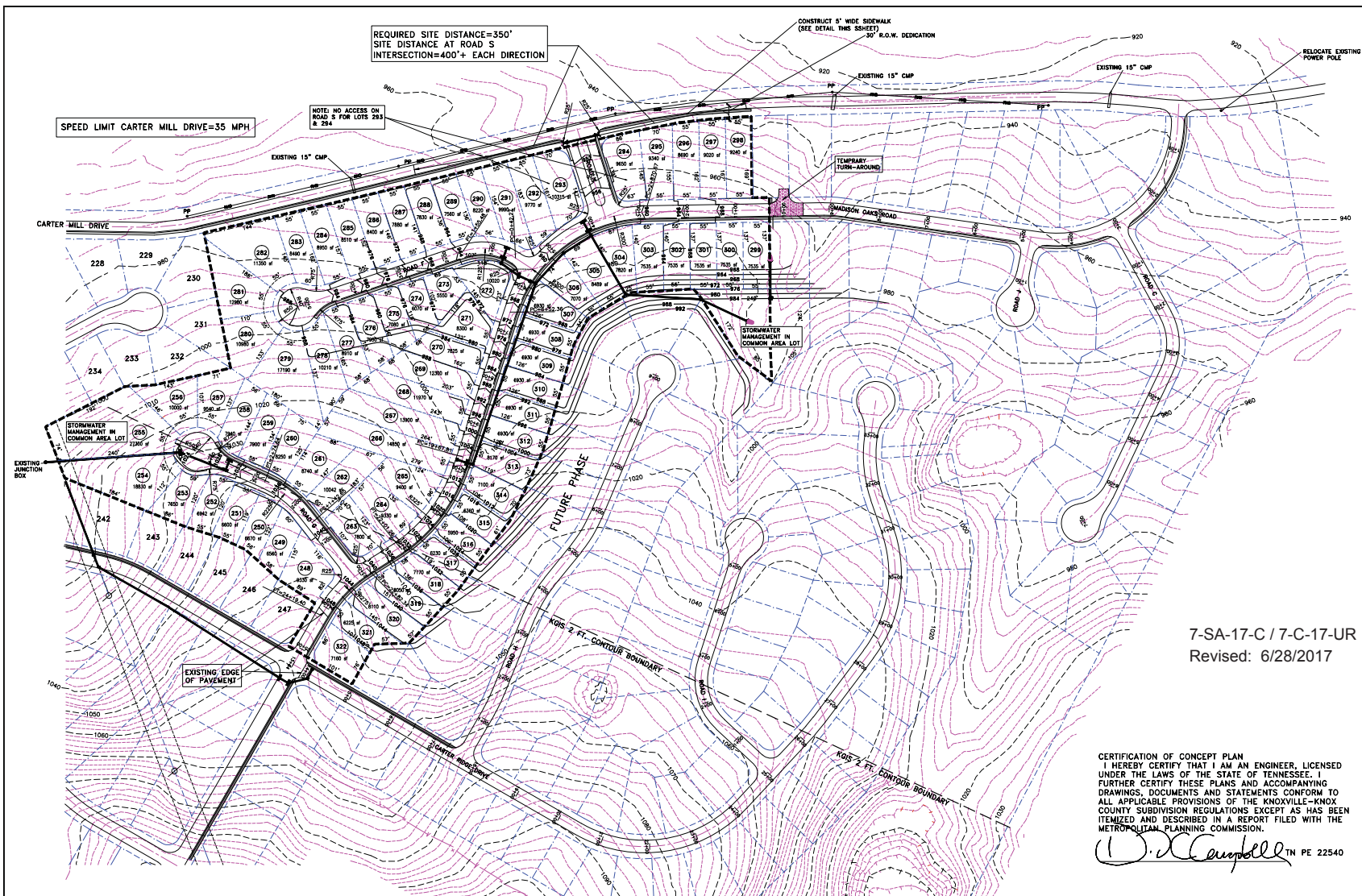
Planning Agency:  
Knoxville-Knox County MPC  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
(865) 215-2500

**IDEAL ENGINEERING SOLUTIONS INCORPORATED**  
Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575



7-SA-17-C / 7-C-17-UR  
Revised: 6/28/2017

**NOTE:**  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY  
Contractor shall shore and brace all open cut trenches as required by state and Federal Laws and Local Ordinances to conform with recommendations set forth in MGS Manual of Accident Prevention in Construction to protect life, property, or work to avoid accessively side cuts in unstable materials.  
OSHA RULES SHALL BE ADHERED BY



- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
  - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
  - BACK FILL MUST BE PLACED AND COMPACTED TO SIZE OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3576.
  - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
  - DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

- PROPERTY NOTES:**
- TOTAL AREA = 19.042 ACRES (PHASE IV)
  - LOT AND PARCEL: 07A, PARCEL 001 (PARTIAL) AND PARCEL 002
  - EXISTING ZONING: PR
  - PROPOSED NUMBER OF LOTS: 75
  - LOT DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED ZERO LOT LINE.
  - ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
  - TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
  - ALL DRIVEWAY GRADES MUST BE LESS THAN 15%.

- SETBACKS:**
- FRONT: 20 FT.  
SIDE: 8 FT.  
REAR: 35 FT.

- UTILITIES:**
- WATER: KNOX UTILITIES BOARD  
SEWER: KNOX UTILITIES BOARD  
ELECTRIC: KNOX UTILITIES BOARD  
SOLID WASTE: PRIVATE HAULER  
TELEPHONE: AT&T

- VARIANCES REQUESTED:**
- ROAD S STA 0+36 REDUCTION OF VERTICAL CURVE FROM K+25 TO K+16.
  - ROAD S STA 0+84 REDUCTION OF VERTICAL CURVE FROM K+28 TO K+16.

7-SA-17-C / 7-C-17-UR  
Revised: 6/28/2017

SCALE IN FEET  
0 100 200

BEFORE YOU DIG  
STOP  
TENNESSEE "811"  
FOR UTILITY LOCATING  
IT'S THE LAW

1"=50'  
28 JUN 2017

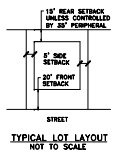
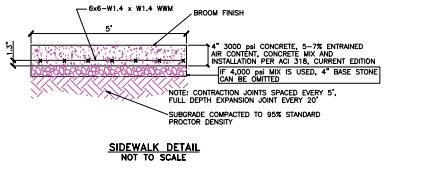
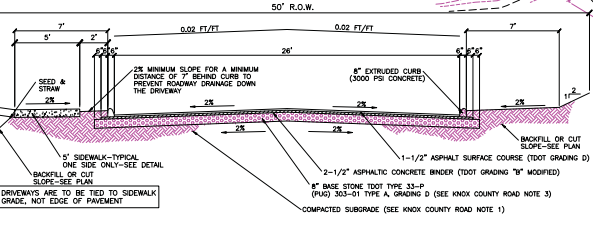
CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

*W. D. Campbell* TN PE 22540

**CONCEPT PLAN**  
**CARTER RIDGE - PHASE IV**  
**KNOX COUNTY, TENNESSEE**

Prepared For:  
Carter Mill, G.P.  
12148 Warrior Trail  
Knoxville, Tennessee 37922  
(865) 389-5135

Planning Agency:  
Knoxville-Knox County MPC  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
(865) 215-2500



**NOTE:**  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY. Contractor shall shore and brace all open cut trenches as required by state and Federal Laws and local Ordinances to conform with recommendations set forth in applicable standards. Professionals in Construction to protect life, property, or work to avoid accessively wide cuts in unstable materials. Prevention in Construction to OSHA RULES SHALL BE ADHERED BY.

**IDEAL ENGINEERING SOLUTIONS INCORPORATED**  
Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575



# SUBDIVISION - CONCEPT



Name of Applicant: Carter Mill G.P.  
 Date Filed: 5/26/17 Meeting Date: 7/13/17  
 Application Accepted by: DK  
 Fee Amount: 2720.<sup>00</sup> File Number: Subdivision - Concept 7-SA-17-C  
 Fee Amount: 1200.<sup>00</sup> Related File Number: Development Plan 7-C-17-UR

<p><b>PROPERTY INFORMATION</b></p> <p>Subdivision Name: <u>Carter Ridge</u></p> <p>Unit/Phase Number: <u>Phase IV</u></p> <p>General Location: <u>Carter mill Rd</u></p> <p>Tract Size: <u>19.04 AC</u> No. of Lots: <u>74</u></p> <p>Zoning District: _____</p> <p>Existing Land Use: <u>PR</u></p> <p>Planning Sector: <u>East County</u></p> <p>Growth Policy Plan Designation: <u>Planned Growth</u></p> <p>Census Tract: _____</p> <p>Traffic Zone: _____</p> <p>Parcel ID Number(s): <u>074 Parcel 002</u></p> <p>Jurisdiction: <input type="checkbox"/> City Council _____ District  <input checked="" type="checkbox"/> County Commission <u>8</u> District</p>	<p><b>PROPERTY OWNER/OPTION HOLDER</b></p> <p>PLEASE PRINT        Name: <u>Carter Mill GP</u></p> <p>Company: _____</p> <p>Address: <u>12148 Warrior Trail</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37922</u></p> <p>Telephone: <u>865-389-5135</u></p> <p>Fax: _____</p> <p>E-mail: <u>WinstonD Cox @GMail.com</u></p>
<p><b>AVAILABILITY OF UTILITIES</b></p> <p>List utility districts proposed to serve this subdivision:</p> <p>Sewer <u>KUB</u></p> <p>Water <u>KUB</u></p> <p>Electricity <u>KUB</u></p> <p>Gas <u>KUB</u></p> <p>Telephone <u>ATT</u></p>	<p><b>PROJECT SURVEYOR/ENGINEER</b></p> <p>PLEASE PRINT        Name: <u>David Campbell</u></p> <p>Company: <u>Ideal Engineering Solutions</u></p> <p>Address: <u>325 Wooded Lane</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37922</u></p> <p>Telephone: <u>865-755-3575</u></p> <p>Fax: <u>865-777-9403</u></p> <p>E-mail: <u>dcamp44@+DS.net</u></p>
<p><b>TRAFFIC IMPACT STUDY REQUIRED</b></p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes</p>	<p><b>APPLICATION CORRESPONDENCE</b></p> <p>All correspondence relating to this application (including plat corrections) should be directed to:</p> <p>PLEASE PRINT        Name: <u>David Campbell</u></p> <p>Company: <u>Ideal Engineering Solutions</u></p> <p>Address: <u>325 Wooded Lane</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37922</u></p> <p>Telephone: <u>865-755-3575</u></p> <p>Fax: <u>865-777-9403</u></p> <p>E-mail: <u>dcamp44@+DS.net</u></p>
<p><b>USE ON REVIEW</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Approval Requested:</p> <p><input type="checkbox"/> Development Plans in Planned District or Zone</p> <p><input type="checkbox"/> Other (be specific): _____</p>	
<p><b>VARIANCE(S) REQUESTED</b></p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, see reverse side of this form)</p>	

**VARIANCES REQUESTED**

1. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

2. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

3. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

4. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

5. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

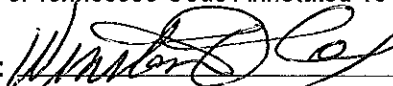
PLEASE PRINT

Name: Winston D. Cox

Address: 12148 WARRIOR TRAIL

City: KNOXVILLE State: TN Zip: 37922

Telephone: 865-389-5135

Signature: 

Fax: \_\_\_\_\_

Date: 5-26-17

E-mail: WinstonDcox@gmail.com