



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 10-SA-19-C

AGENDA ITEM #: 39

AGENDA DATE: 10/10/2019

▶ **SUBDIVISION:** CARTER RIDGE

▶ **APPLICANT/DEVELOPER:** CARTER MILL, G.P.

OWNER(S): Winston Cox / Carter Mill G.P.

TAX IDENTIFICATION: 74 PART OF 002

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 9124 Carter Mill Dr.

▶ **LOCATION:** South 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:** 19.04 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Vacant land - PR (Planned Residential)
South: Residences - PR (Planned Residential)
East: Vacant land - PR (Planned Residential)
West: Residences - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 75

SURVEYOR/ENGINEER: David Campbell

ACCESSIBILITY: Access is via Carter Mill Dr., a minor collector street with a 20' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**
1. Reduce the vertical curve on Road "S" at STA 0+45 from a K value of 25 to a K value of 16.
2. Reduce the vertical curve on Madison Oaks Road at STA 14+94.60 from a K value of 25 to a K value of 19.69.

APPROVED WAIVERS BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:
1. Intersection grade waivers for Roads F, G and S, from 1% up to 2%.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act 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 Department of Engineering and Public Works.
5. Provision of "stop control" at the intersection of Madison Oaks Road 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 Drive meet or exceed the minimum required by the Subdivision Regulations.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. 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 Road only.
9. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the PR (Planned Residential) district.

COMMENTS:

In 2005 the applicant had 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 at a density of 2.23 du/ac. The approved PR (Planned Residential) zoning for the property allows a density of up to 2.5 du/ac for the property located on the south side of Carter Mill Road. As identified in the attached Master Plan, the development is proposed with a total of 6 phases.

On July 13, 2017, a Concept Plan / Use-on-Review approval (7-SA-17-C/7-C-17-UR) was granted for Phase IV of the subdivision with a total of 75 detached residential lots on 19.04 acres. The Concept Plan for Phase IV has expired so the applicant has submitted a request for a new Concept Plan approval. The Use-on-Review approval for the 75 detached residences on individual lots is still valid.

When the original Concept Plan was approved, a Traffic Impact Study (TIS) was completed. That TIS called for widening of Carter Mill Dive. That work has been completed. An updated TIS (final date of September 11, 2017) was submitted for the Phase IV Concept Plan and was evaluated as a part of that approval. Since there is no change in the number of lots and access for the subdivision, an updated TIS was not required. Additional traffic study updates will be required as other phases of the project are submitted for review.

With the earlier phases of the subdivision, sidewalks have been constructed along Carter Mill Drive which will continued with this phase of the subdivision. However, the construction of the internal sidewalks in Phase III of the subdivision have been very sporadic and there are several areas that the sidewalks have not been installed. It is the responsibility of the developer to install the sidewalks and required cross walks as identified in the previous approval.

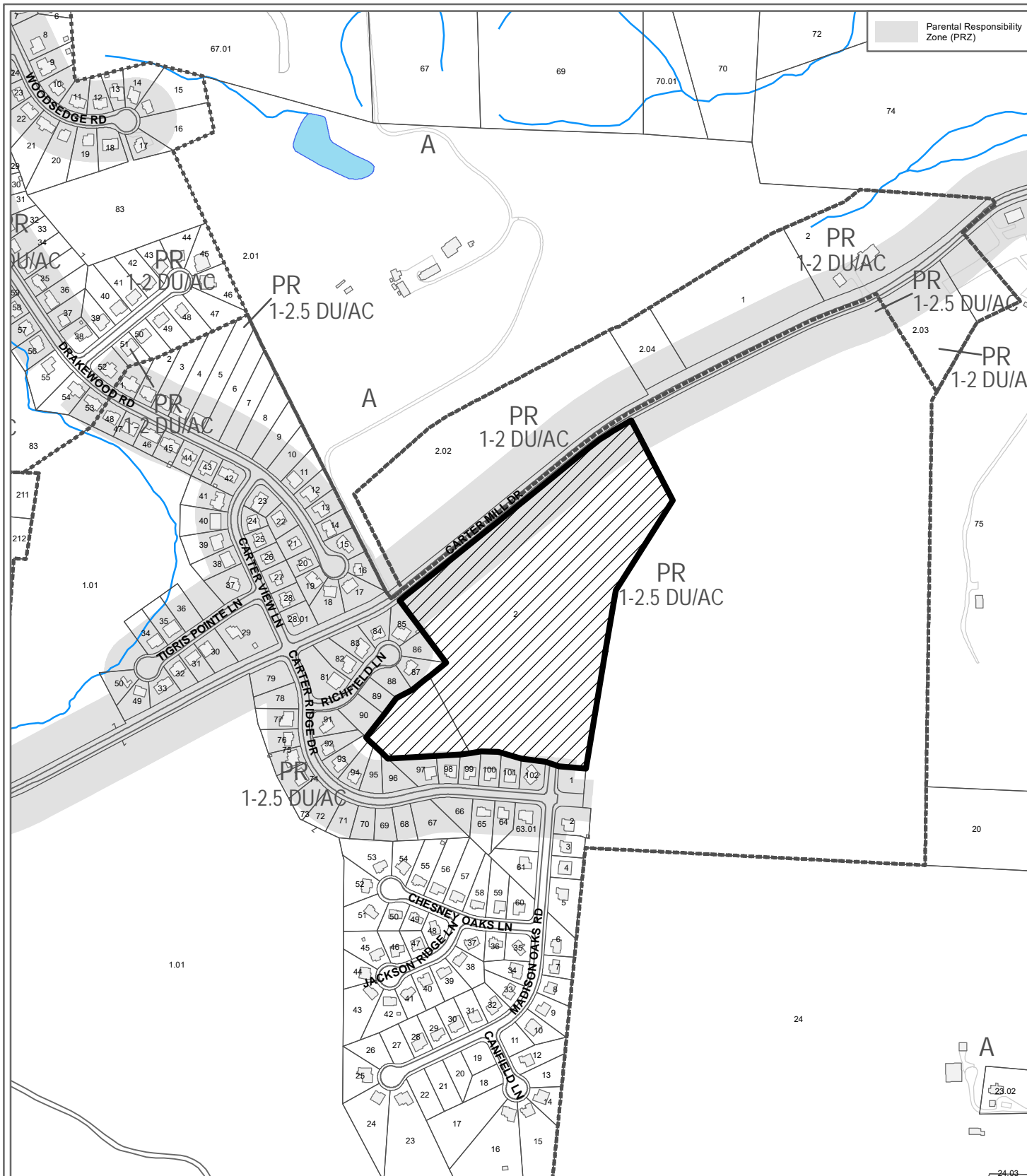
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 25 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

Knoxville-Knox County Planning Commission'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.



**10-SA-19-C
CONCEPT PLAN**

Subdivision: Carter Ridge

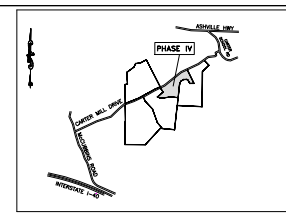
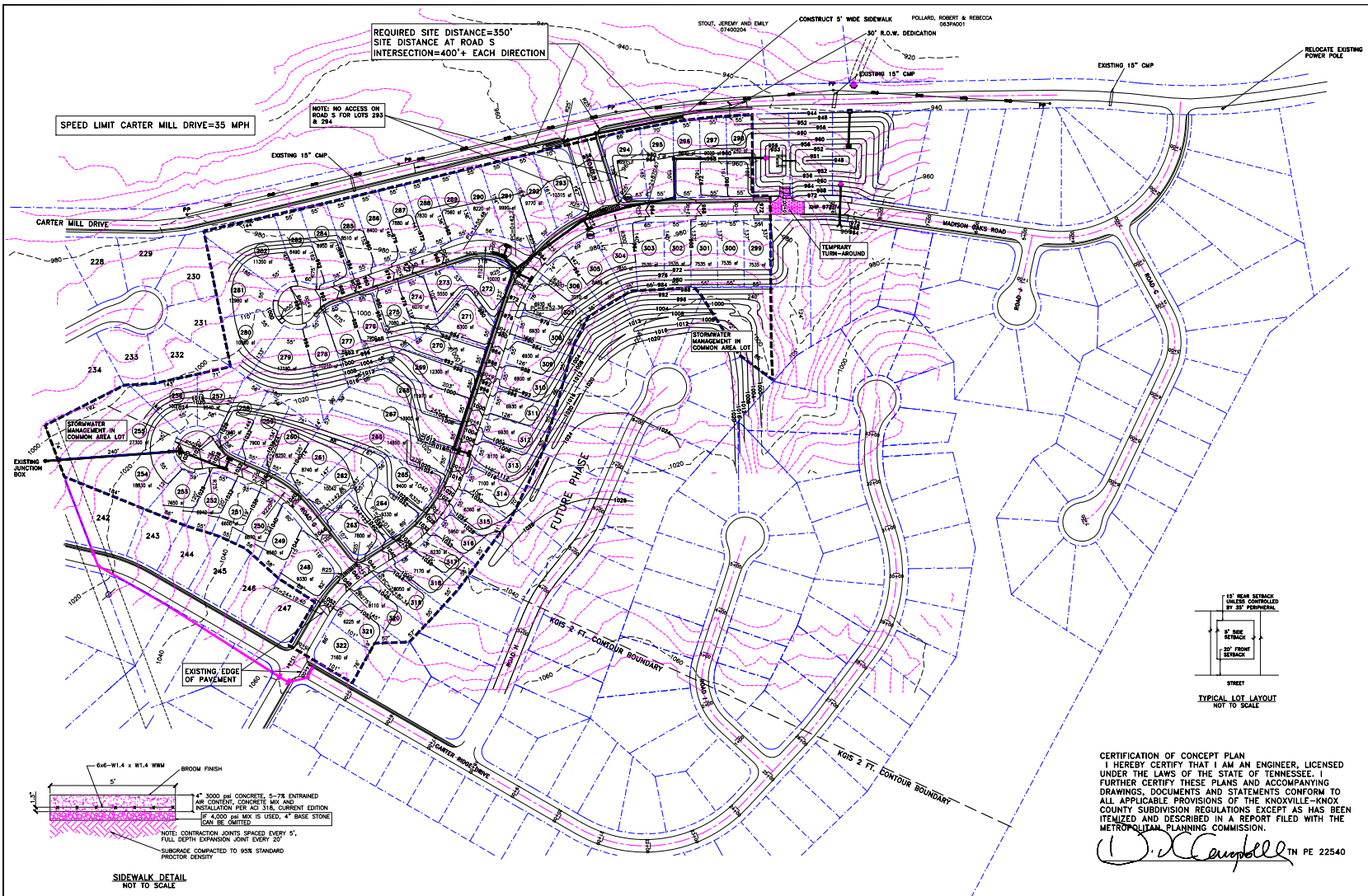


Approval of Concept Plan

Original Print Date: 9/17/2019
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 74
 Jurisdiction: County





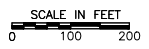
- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 - BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR FILL 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 755-3575.
 - 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 ACCOUNT PREVENTION IN CONSTRUCTION ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
 - DEMOLITION OF EXISTING STRUCTURES AND MAINTENANCE OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

- PROPERTY NOTES:**
- TOTAL AREA = 18.046 ACRES (PHASE IV)
 - CLT AND PARCEL: 074, PARCEL 001 (PARTIAL) AND PARCEL 002
 - EXISTING ZONING: P8
 - PROPOSED NUMBER OF LOTS: 75
 - 10' 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 SIGNALS AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS
 - ALL DRIVEWAY GRADES MUST BE LESS THAN 15%.

- SETBACKS:**
- | | |
|--------|--------|
| FRONT: | 20 FT. |
| SEID: | 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 5 STA 1414 REDUCTION OF VERTICAL CURVE FROM 6+25 TO 6+16.
 - MAJOR GAGE ROAD STA 1413 REDUCTION OF VERTICAL CURVE FROM 6+25 TO 6+17.

10-SA-19-C
Revised: 9/24/2019



23 SEP 2019

SHEET ONE

CONCEPT PLAN

CARTER RIDGE - PHASE IV
FILE NUMBER 10-SA-19-C
KNOX COUNTY, TENNESSEE

Prepared For:
Carter Mill, GP
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

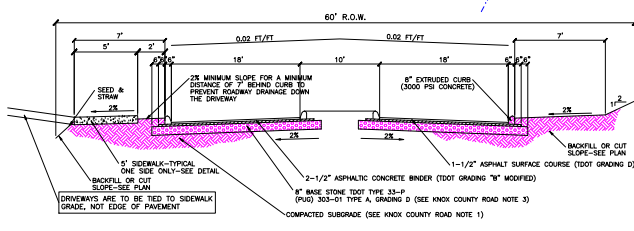
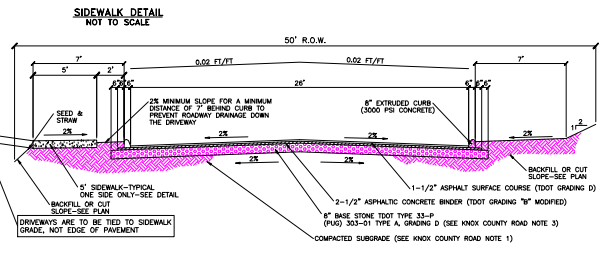
IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

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. J. Campbell TH PE 22540



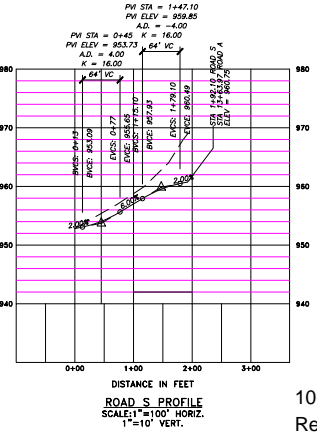
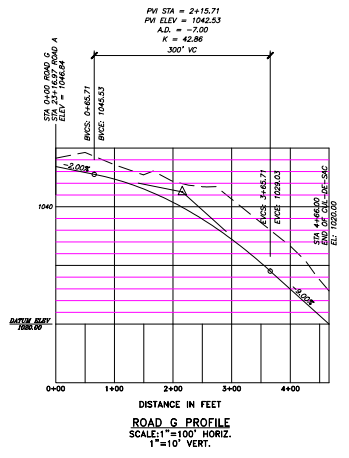
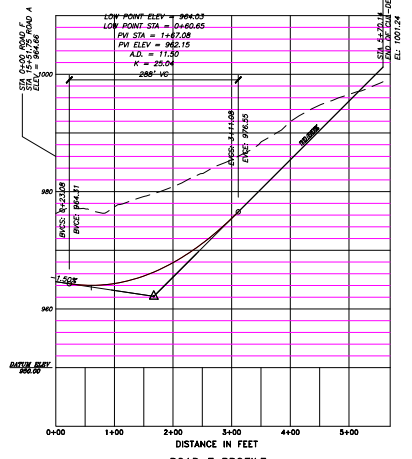
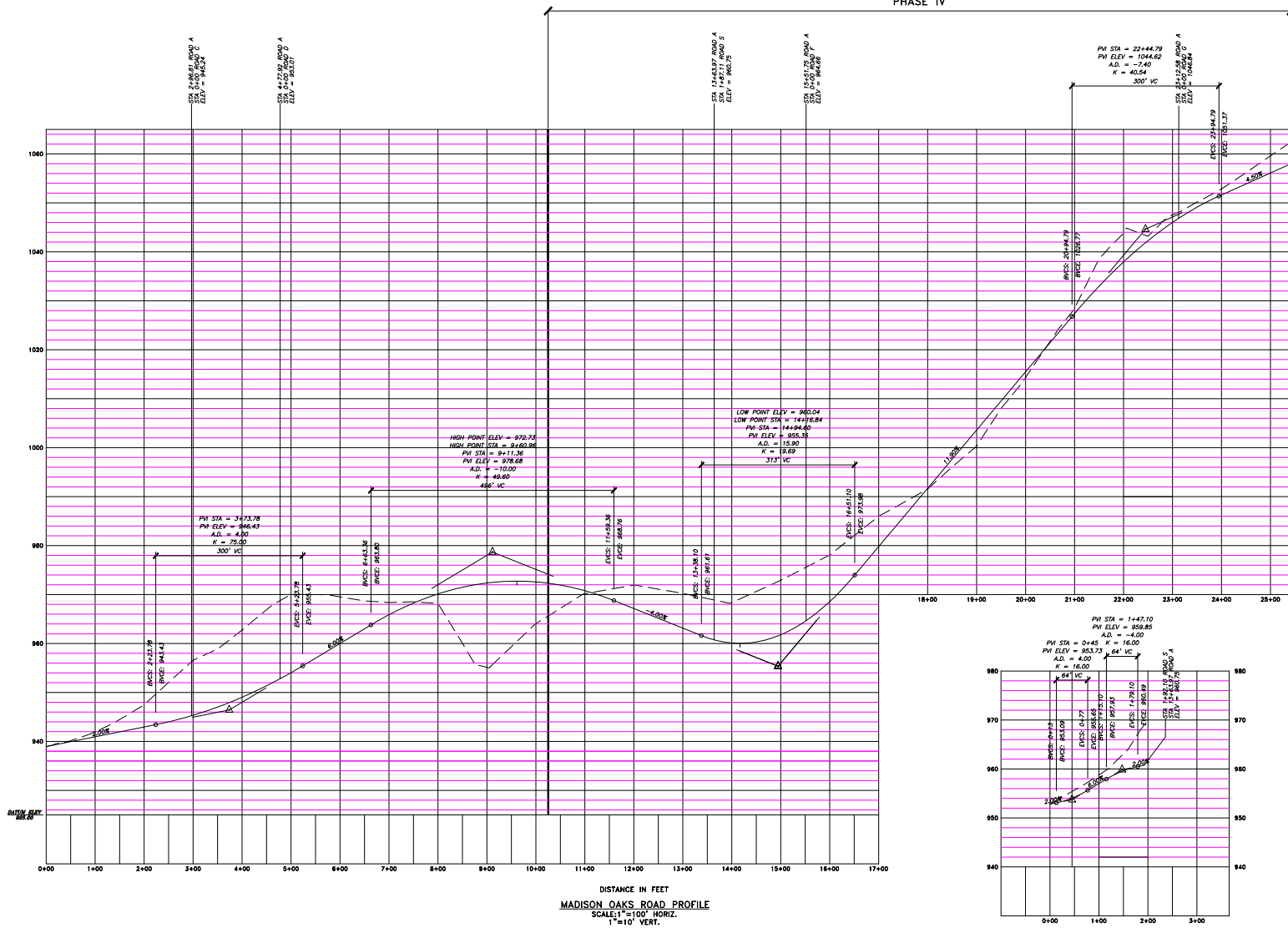
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances to conform with recommendations set forth in ACC Manual of Accident Prevention in Construction to protect life, property, or works to avoid unnecessary side cuts in unstable material.
SOIL BATES SHALL BE AVOIDED BY



KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE

TYPICAL BOULEVARD CROSS SECTION - ROAD 5
NOT TO SCALE

PHASE IV



25 SEP 2017

SHEET THREE
ROAD PROFILES
CARTER RIDGE - PHASE IV
KNOX COUNTY, TENNESSEE

Prepared For:
Carter Mill, G.P.
130 N. Martinwood Drive
Knoxville, Tennessee 37923
(865) 670-0482

10-SA-19-C
Revised: 9/26/2019

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

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK 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 ACC Manual of Accident Prevention in Construction to protect life, property, or work to avoid excessively wide cuts in unstable material.
SIGNAL RULES SHALL BE ARMED BY

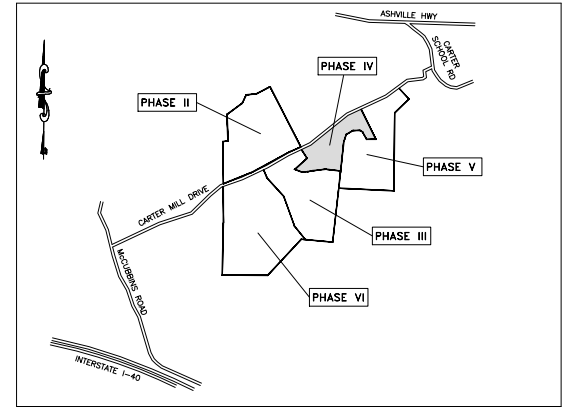


Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

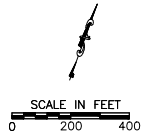
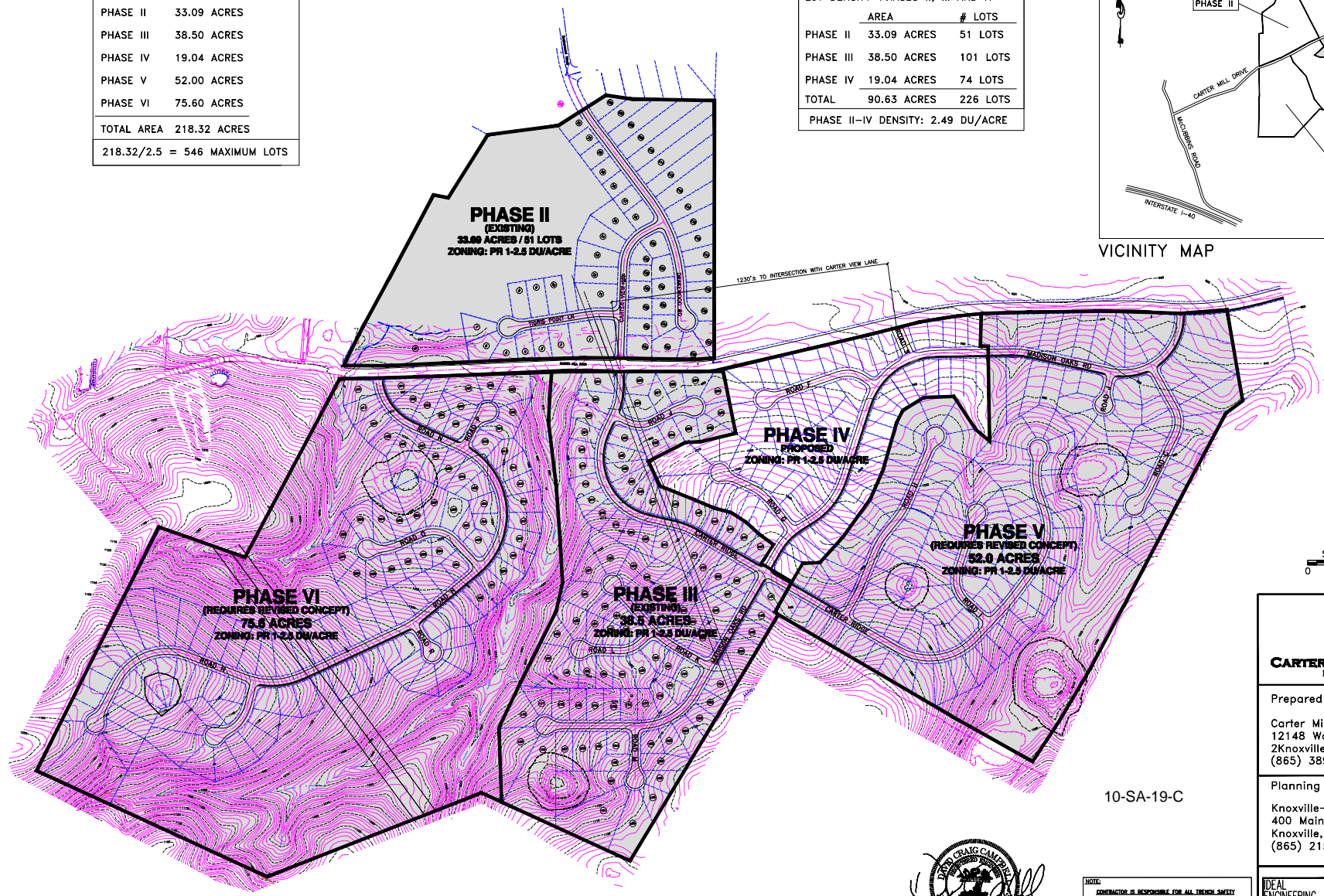
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PHASE	AREA
PHASE II	33.09 ACRES
PHASE III	38.50 ACRES
PHASE IV	19.04 ACRES
PHASE V	52.00 ACRES
PHASE VI	75.60 ACRES
TOTAL AREA	218.32 ACRES
218.32/2.5 = 546 MAXIMUM LOTS	

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



23 sep 2019
SHEET TWO

MASTER PLAN

CARTER RIDGE - PHASES III THRU VI
KNOX COUNTY, TENNESSEE

Prepared For:
Carter Mill, GP
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

10-SA-19-C



NOTE:
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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 ACC Manual of Accident Prevention in Construction to protect life, property, or works to avoid unnecessary side cuts in unstable material.
SOIL NAILS SHALL BE ANCHORED BY



Was 7-SA-17-C expired 7-C-17-UR

DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Carter Mill G.P.

Applicant

8-26-19

Date Filed

10-10-19

Meeting Date (if applicable)

SA
10-~~28~~-19-C

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Winston Cox

Name

Carter Mill G.P.

Company

12148 Warrior Trail Knoxville TN 37922

Address

City

State

Zip

865-389-5135

Phone

WinstonCox@gmail.com

Email

CURRENT PROPERTY INFO

Owner Name (if different)

Owner Address

Owner Phone

9124 Carter Mill Drive

Property Address

074 p/o 002

Parcel ID

(19.04 acres)

South side of Carter Mill Dr, N/E of Carter Ridge Drive

General Location

Tract Size

Jurisdiction (specify district above)

- City
- County

Zoning District

East County

Planning Sector

LDR

Sector Plan Land Use Classification

Planned

Growth Policy Plan Designation

vacant

Existing Land Use

NO

Septic (Y/N)

KUB

Sewer Provider

KUB

Water Provider

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): _____

SUBDIVISION

Proposed Subdivision Name: Carter Ridge Concept

Phase IV
Unit / Phase Number

Parcel Change

Combine Parcels Divide Parcel

Total Number of Lots Created: 75

Other (specify): _____

Attachments / Additional Requirements

ZONING

Zoning Change: _____
Proposed Zoning

Plan Amendment Change: _____
Proposed Plan Designation(s)

Proposed Property Use (specify) Proposed Density (units/acre) Previous Rezoning Requests

Other (specify): _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

Design Plan Certification (Final Plat only)
 Use on Review / Special Use (Concept Plan only)
 Traffic Impact Study — OK per Tarren 8/26/19 ED

FEE 1:	500.00	TOTAL: TOTAL
FEE 2:	2250.00	
FEE 3:	2750.00	

\$2750.00

AUTHORIZATION

Emily Dills
Staff Signature

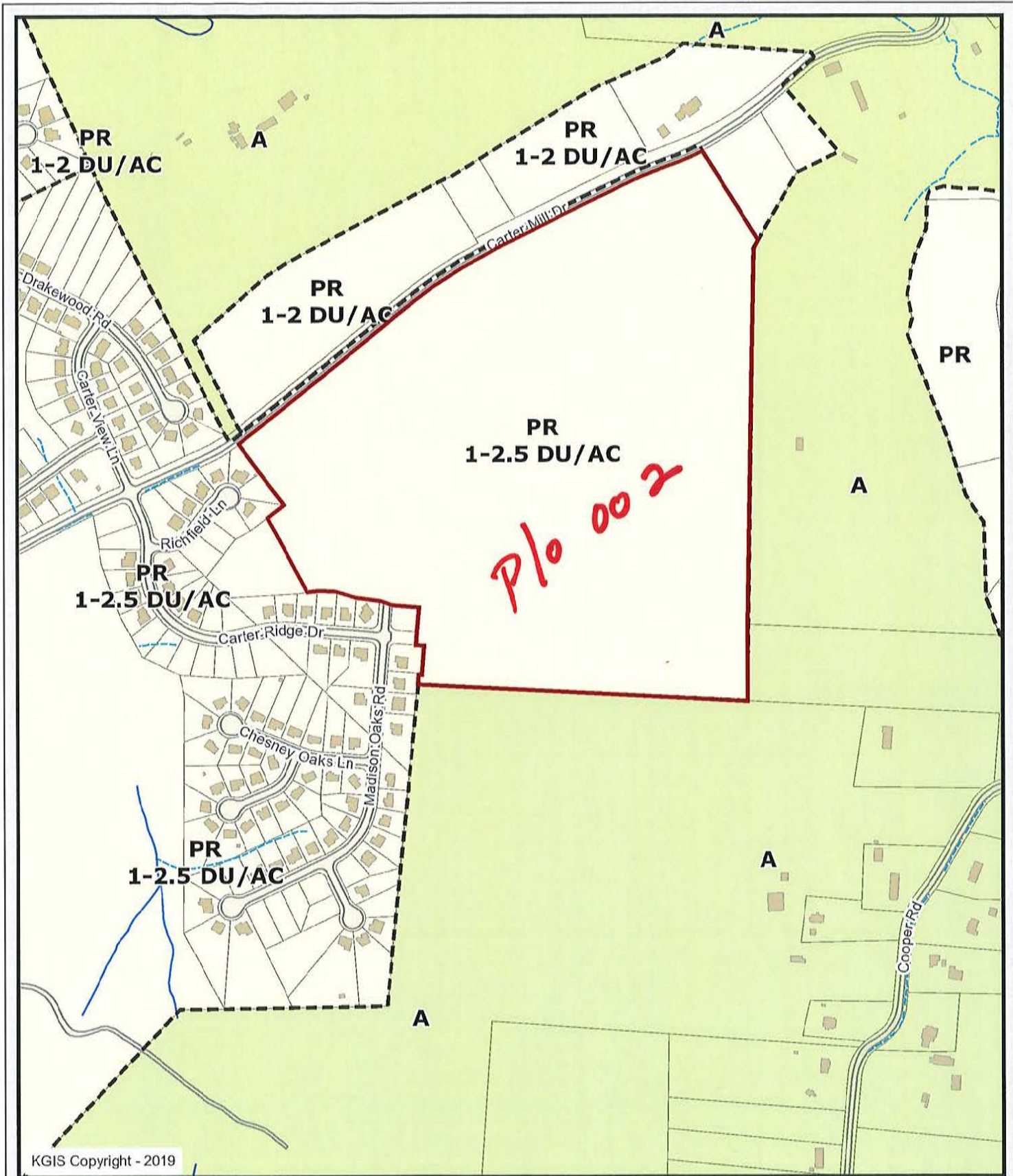
Emily Dills
Please Print

8/26/19
Date

Winston D. Cox
Applicant Signature

Winston D. Cox
Please Print

8-26-19
Date



Carter Ridge - Phase IV

074 p/o 002

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/26/2019 at 11:26:24 AM



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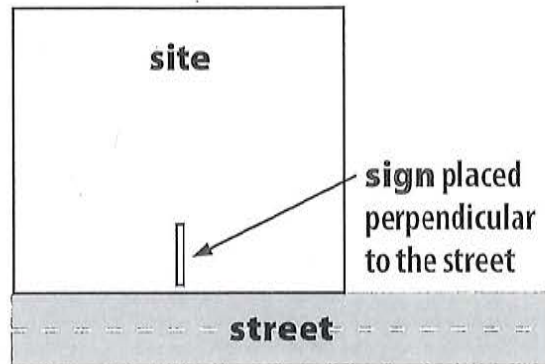
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.




TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

9-25-19 and 10-11-19
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: 

Printed Name: Winston D. Cox

Phone: _____ Email: _____

Date: 8-26-19

MPC File Number: 10-SA-19-C