



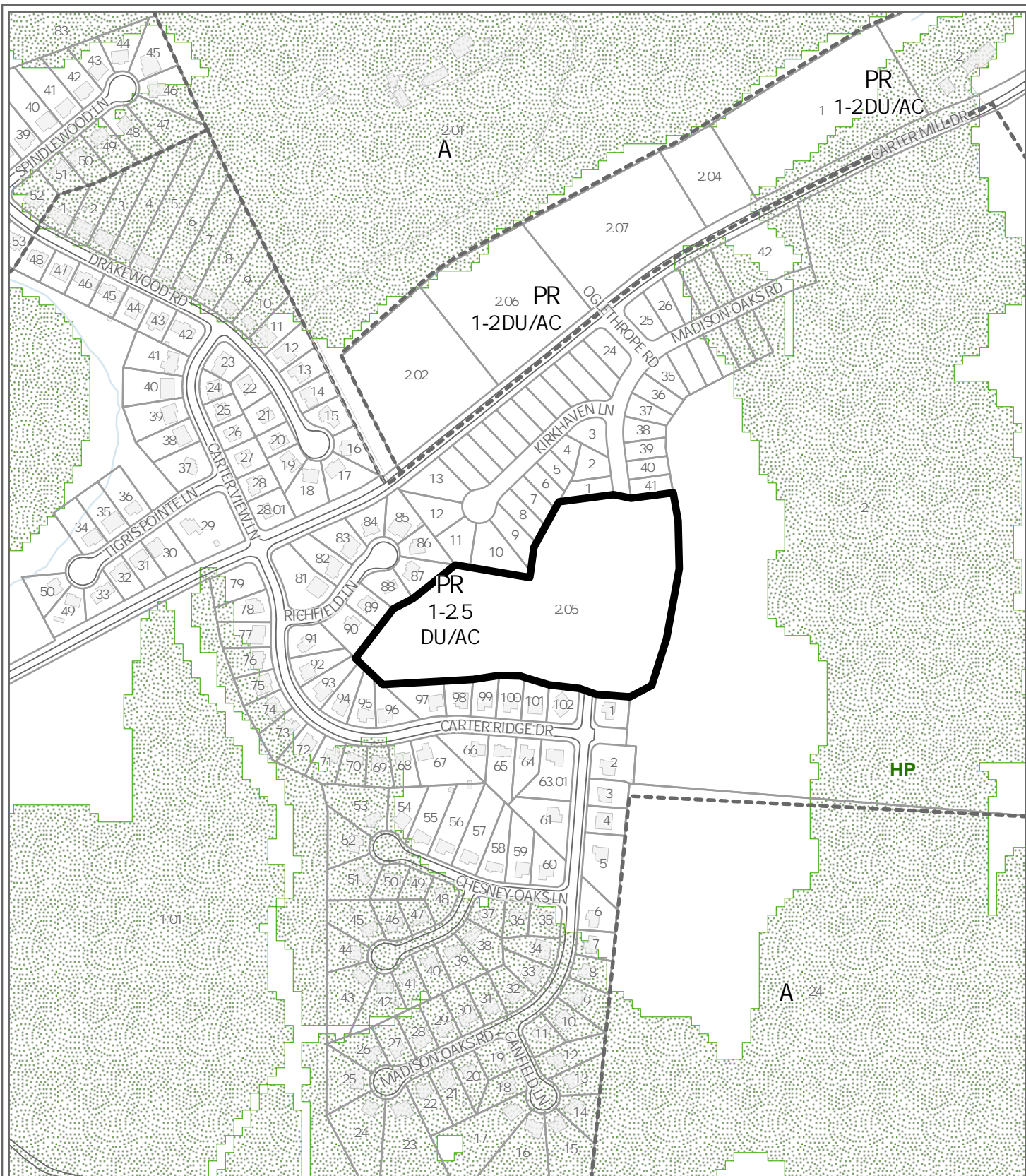
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist
DATE: December 5, 2023
RE: 11-SA-23-F, Agenda # 40
Carter Ridge Phase V Lots 248 to 269 and Lot 311 to 321

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 10/10/2019 as Planning Case 10-SA-19-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

Associated Case and Decision

10-SA-19-C: Approved by the Planning Commission (10/10/2019)
7-C-17-UR: Approved by the Planning Commission 7/13/2017



FINAL SUBDIVISION PLAT

11-SA-23-F

Petitioner: Oakland LLC



Final Plat For: Carter Ridge Phase V Lots 248 to 269 and Lot 311 to 321

Original Print Date: 10/18/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 74

Jurisdiction: County

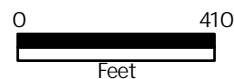
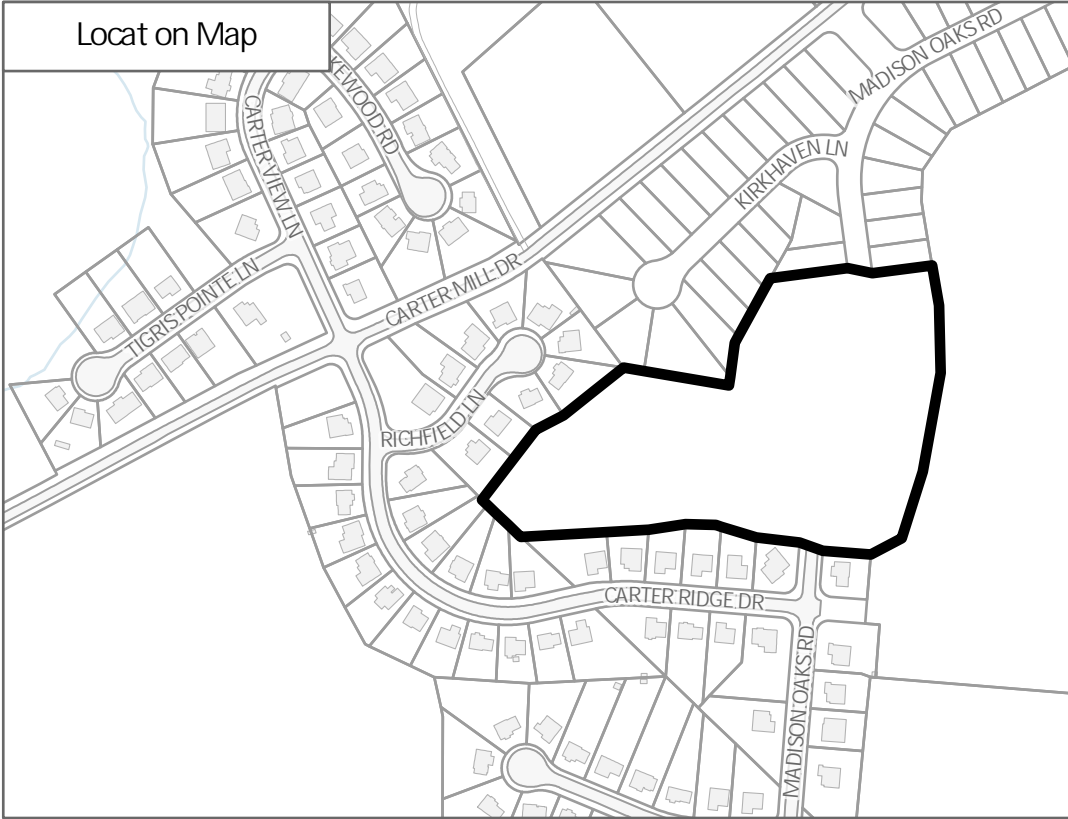


Exhibit A. Contextual Images

Locat on Map



Aerial Map



CONTEXTUAL MAPS 1

11-SA-23-F



Case boundary



Guarantee of completion of drainage systems.

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion and stabilization of all drainage systems as shown on drainage plans which were approved the day of _____, 20____, within a period not to exceed one year from date of approval.

Signed: _____ Date: _____
Depl.: _____ Title: _____

Guarantee of completion of streets and related improvements.

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference monuments, benchmarks and iron pins in this subdivision in accordance with required standards and specifications within a period not to exceed one year from date of approval of the final plat.

Signed: _____ Date: _____
Depl.: _____ Title: _____

Certification of Category and Accuracy of Survey.

I hereby certify that this is a Category "IV" survey and the ratio of precision of the unadjusted survey is not less than that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor

Tennessee License No. _____

Date: _____

Ownership. The certification of ownership and general dedication shall be as follows:

Certification of Ownership and General Dedication.

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as my (our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, we, we) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or easement as shown on this plat.

Owner(s) Printed Name: PETE MCLEAN Signature(s): _____

Date: _____

Certification of Final Plat: All Indicated Markers, Monuments and Benchmarks Set.

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge to all applicable provisions of the Knoxville/Knox County Subdivision Regulations and are true and correct. I have reviewed, described and justified in a report filed with the Planning Commission, all variances and waivers which have been approved as indicated on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were set in place on the day of _____, AUGUST, 18, 23, _____.

Registered Land Surveyor

Tennessee License No. _____

Date: _____

SOURCE	BEARING	LENGTH	CHORD	LENGTH	CHORD	BEARING	CHORD	BEARING	CHORD
C1	275.00	202.78	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C2	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C3	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C4	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C5	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C6	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C7	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C8	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C9	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C10	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C11	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C12	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C13	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C14	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C15	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C16	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C17	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C18	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C19	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C20	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C21	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C22	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C23	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C24	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C25	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C26	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C27	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C28	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C29	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C30	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C31	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C32	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C33	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C34	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C35	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C36	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C37	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C38	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C39	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C40	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C41	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C42	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C43	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C44	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C45	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C46	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C47	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C48	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C49	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C50	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C51	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C52	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C53	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C54	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C55	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C56	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C57	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C58	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C59	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C60	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C61	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C62	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C63	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C64	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C65	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C66	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C67	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C68	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C69	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C70	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C71	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C72	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C73	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C74	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C75	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C76	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C77	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C78	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C79	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C80	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C81	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C82	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C83	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C84	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C85	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C86	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C87	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C88	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C89	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C90	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
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C92	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C93	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C94	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C95	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C96	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C97	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C98	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80
C99	275.00	30.22	30.22	11.37	14.5	S 88.54° E	38.84	S 88.54° E	38.84
C100	275.00	30.22	30.22	11.37	14.5	S 29.24° W	61.80	S 29.24° W	61.80

Legend

WB	WARRANTY DEED BOOK
PG	PAGE
LP	LIGHT POLE
UP	UTILITY POLE
●	1/2 IN IRON PIN SET (INDICATED MOORE #400)
●	IRON ROD OLD
△	PERMANENT REF. POINTS
○	POINT NOT SET

GLOBAL POSITIONING SYSTEM (GPS) DATA

Percent of Survey Conducted with GPS: 100%
GPS Manufacturer and Model: Hemisphere, S631 GNSS RTK
GPS Survey Type (dual frequency receivers): RTK
Relative Position Accuracy: Meets or Exceeds +/- 0.06' + 100PPM



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☒ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Oakland LLC

Applicant Name

Affiliation

8/30/2023

Date Filed

11/9/2023

Meeting Date (if applicable)

11-SA-23-F

File Number(s)

CORRESPONDENCE

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

Randall Hamilton W.J. Moore & Associates

Name / Company

192 Cabot Ln. Ln. Rockwood TN 37854

Address

865-583-9703 / hamiltonR1968@yahoo.com

Phone / Email

CURRENT PROPERTY INFO

Oakland, LLC

Owner Name (if different)

2724 Hawk Haven Ln Knoxville TN 37931

Owner Address

865-719-4342 / oakland.knox@

Owner Phone / Email

0 Madison Oaks Rd.

Property Address

74 00205

Parcel ID

8.3021 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

SE of Carter Mill Dr., West of Carter Ridge Dr.

General Location

☐ City **Commission District 8 PR (Planned Residential), 1-2.5 du/ac**

☒ County District

Zoning District

Existing Land Use

East County

Planning Sector

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Carter Ridge Phase V Lots 248 to 269 and Lot 311 to 321	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	33
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information	

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☒ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,640.00	
Fee 2	
Fee 3	

AUTHORIZATION

☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

	Oakland LLC	8/30/2023
Applicant Signature	Please Print	Date

	Oakland, LLC	8/30/2023
Property Owner Signature	Please Print	Date



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

OAKLAND LLC
Applicant Name

Affiliation

8-22-23
Date Filed

November 9, 2023

Meeting Date (if applicable)

File Number(s)

11-SA-23-F

CORRESPONDENCE

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

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☒ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

RANDALL Hamilton
Name

W. J. Moore & Ass.
Company

112 CABOT LN
Address

Rockwood TN
City State

37854
ZIP

865-583-9703
Phone

hamiltonr1968@yahoo.com
Email

CURRENT PROPERTY INFO

OAKLAND LLC.
Property Owner Name (if different)

2724 HAWK HAVEN LN, Knoxville, TN 37931 / 865-719-4342
Property Owner Address Property Owner Phone

~~CARTER MILL DR~~
Property Address

0 Madison Oaks Road
Knoxville, TN 37924

0741002.05
Parcel ID

KUB
Sewer Provider

KUB
Water Provider

N
Septic (Y/N)

STAFF USE ONLY

SE of Carter Mill Dr., West of Carter Ridge Dr.

8.3021 Acres

General Location

Tract Size

☐ City ☒ County
District

8
District

PR 1-2.5 du/ac
Zoning District

AgForVac

Existing Land Use

East County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

- ☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Final Plat of CARTER Ridge Phase V Lots 248 to 269 ³¹¹₃₂₁

Proposed Subdivision Name

Related Rezoning File Number

☒ Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

33
Total Number of Lots Created

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

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*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
0203	\$1,160	
Fee 2		
0208	\$ 480	\$1,640.00
Fee 3		

AUTHORIZATION

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

W.J. Moore & Ass

Applicant Signature

Randall Hamilton

Please Print

8-22-23

Date

865-583-9703

Phone Number

hamiltonr1968@yahoo.com

Email

Pete McKine

Property Owner Signature

Pete McKine

Please Print

SG, 08/22/2023

8-22-23

Date Paid