

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► FILE #:	1-SH-23-C	AGENDA ITEM #:	24
	1-G-23-DP	AGENDA DATE:	2/9/2023
POSTPONEMENT(S):	1/12/2023		
► SUBDIVISION:	CARTER RIDGE		
► APPLICANT/DEVELOPER:	OAKLAND, LLC		
OWNER(S):	Peter L. McClain Oakland, LLC		
<hr/>			
TAX IDENTIFICATION:	74 002	View map on KGIS	
JURISDICTION:	County Commission District 8		
STREET ADDRESS:	9124 CARTER MILL DR		
► LOCATION:	Southeast side of Carter Mill Dr, southeast terminus of Carter Ridge Dr, eastern terminus of Madison Oaks Rd		
SECTOR PLAN:	East County		
GROWTH POLICY PLAN:	Planned Growth Area		
WATERSHED:	Lyon Creek		
► APPROXIMATE ACREAGE:	51.1 acres		
<hr/>			
► ZONING:	PR (Planned Residential)		
► EXISTING LAND USE:	Agriculture/Forestry/Vacant Land		
► PROPOSED USE:	Detached residential subdivision		
SURROUNDING LAND USE AND ZONING:	North: Vacant land -- PR (Planned Residential) South: Residences -- PR (Planned Residential) East: Park -- A (Agricultural) West: Residences -- PR (Planned Residential)		
<hr/>			
► NUMBER OF LOTS:	127		
SURVEYOR/ENGINEER:	David Campbell Ideal Engineering Solutions, Inc.		
ACCESSIBILITY:	Access is via Carter Mill Dr., a minor collector street with a 20' pavement width within 50'-60' of right-of-way; Madison Oaks Rd, a local street with a 26' pavement width within 50' of right-of-way; and Carter Ridge Dr, a local street with a 26' pavement width within 50' of right-of-way.		
► SUBDIVISION VARIANCES REQUIRED:	VARIANCES 1. Reduce the minimum vertical curve on Road J from K=15 to K=12.93 at STA 0+38 2. Reduce the minimum vertical curve on Carter Ridge Drive from K=25 to K=20 at STA 2+43 3. Reduce the minimum vertical curve on Road I from K=25 to K=20 at STA 1+62 4. Reduce the minimum vertical curve on Road H from K=25 to K=18.99 at STA 6+83 5. Reduce the minimum reverse curve tangent on Road H from 50 ft to		

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL**

**** See the Requested Variances and Alternative Design Standards
memo attached to the staff report.**

STAFF RECOMMENDATION:

- **Approve the requested variances based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 9 conditions.

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Installing sidewalks per Chapter 54, Article IV of the Knox County Code, including but not limited to the remaining Carter Mill Road frontage east of the Carter Ridge Road intersection, and internal roads with 1,000 ADT or more. The location of the sidewalks will be determined by Knox County Engineering and Public Works during the design plan phase. Any sidewalks installed that are not required must be maintained by the home owners association.
- 4) Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval regarding a potential stream located in the southern portion of Road C. If this is determined to be a stream, the required stream buffers must be provided, and Road C may have to be shortened and lots consolidated to provide a buildable area outside the stream buffers.
- 5) If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled. If it is determined to be a sinkhole, any lot that does not have a buildable area outside of the designated sinkhole must be eliminated or combined with other lots so it does have a buildable area.
- 6) The unconstructed portion of Madison Oaks Road in phase 5 of the subdivision must be constructed before the lots in phases 6 & 7 can be platted.
- 7) Implementing the recommendations of the Carter Ridge Phases VI-VIII Transportation Impact Study (AJAX Engineering, 12/12/2022), as revised and approved by Planning Commission staff and Knox County Engineering and Public Works (see Exhibit A).
- 8) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 9) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

- **Approve the development plan for a residential subdivision with up to 127 detached dwellings, subject to 1 condition.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

This proposal is for phases 6-8 of the Carter Ridge subdivision, which includes 127 detached residential lots on approximately 51 acres. The previous approvals for phases 2-5 have 226 lots on approximately 92 acres. Phase 1 of the development is on the north side of Carter Mill Rd. and is in a different PR zone district. There are approximately 75.6 acres remaining in phase 9. The Carter Ridge Subdivision is zone PR up to 2.5 du/ac.

Phases 6 and 7 access Carter Ridge Road at the Madison Oaks Road intersection. Madison Oaks Road provides two additional external access points to Carter Mill Road.

A total of 545 dwelling units is allowed in all phases of this development. If these 3 phases are approved as proposed, approximately 191 dwelling units can be approved in Phase IX, or a combination of new lots in unbuilt portions of other phases.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 2.5 du/ac:

- a) The PR zone allows houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 2.5 du/ac. The proposed density is 2.49 du/ac for phases 6-8. If approved, the density for phases 2-8 is 2.47 du/ac.
- c) The "master plan" for the Carter Ridge subdivision was originally approved in 2005 (3-SH-05-C). The current proposal largely continues the same road and lot layout in the master plan.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – The development will consist of detached houses, which is the same as other nearby residential developments.
- b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development is exclusively detached, single-family houses, which does not diversify the housing mix in the area. It is unknown if the price ranges will vary from the surrounding community.

3) EAST COUNTY SECTOR PLAN

- a) The property is classified LDR (Low Density Residential) and HP (Hillside Protection). The LDR land use allows consideration of up to 5 du/ac. The proposed density is 2.49 du/ac.
- b) Phases 6-8 have approximately 32 acres in HP (Hillside Protection) area, with 17.3 acres less than 15% slopes and 10.7 acres with 15-25% slopes. The largest area of steep slopes is on the southeast side of Carter Ridge Dr. where there is a sinkhole and possible blue line stream. This area will remain largely undisturbed, and is also adjacent to Paschal Carter Park.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

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.

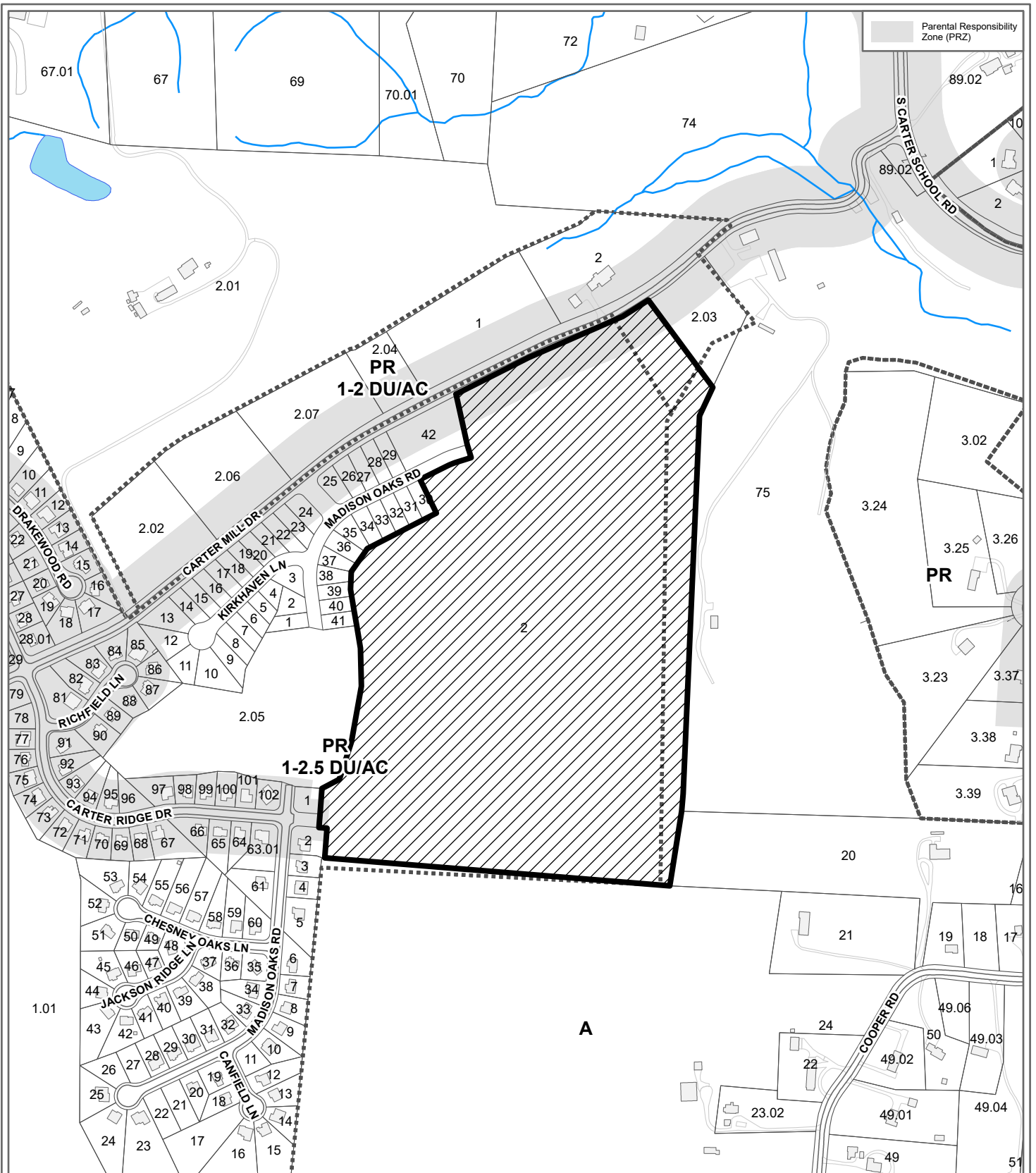
ESTIMATED STUDENT YIELD: 28 (public school children, grades K-12)

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 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



**1-SH-23-C / 1-G-23-DP
CONCEPT PLAN/DEVELOPMENT PLAN**



Detached residential subdivision in PR (Planned Residential)

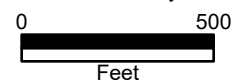
Original Print Date: 12/19/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

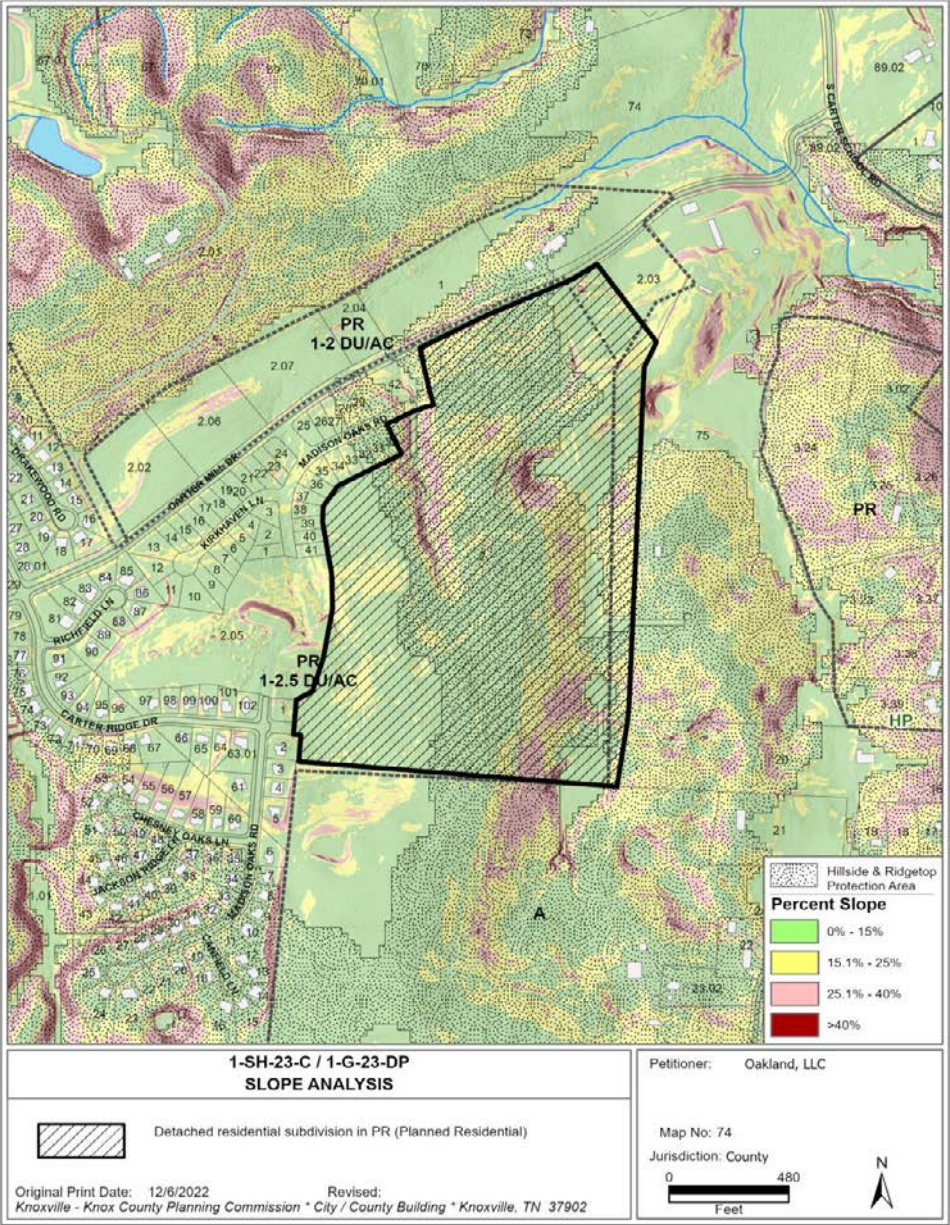
Petitioner: Oakland, LLC

Map No: 74

Jurisdiction: County



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	50.72		
Non-Hillside	18.39	N/A	
0-15% Slope	17.30	100%	17.30
15-25% Slope	10.73	50%	5.36
25-40% Slope	4.01	20%	0.80
Greater than 40% Slope	0.29	10%	0.03
Ridgetops			
Hillside Protection (HP) Area	32.32	Recommended disturbance budget within HP Area (acres)	23.5
		Percent of HP Area	0.7



Requested Variances & Alternative Design Standards

1-SH-23-C / 1-G-23-DP— CARTER RIDGE SUBDIVISION, PHASES VI-VIII

VARIANCES

1. Reduce the minimum vertical curve on Road J from K=15 to K=12.93 at STA 0+38
2. Reduce the minimum vertical curve on Carter Ridge Drive from K=25 to K=19.81 at STA 2+43
3. Reduce the minimum vertical curve on Road I from K=25 to K=20 at STA 1+62
4. Reduce the minimum vertical curve on Road H from K=25 to K=18.99 at STA 6+83
5. Reduce the minimum reverse curve tangent on Road H from 50 ft to 44 ft at STA 4+49

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1% to 1.5% on Madison Oaks Rd at Carter Mill Dr.
2. Increase the maximum intersection grade from 1% to 1.5% on Carter Ridge Dr at Madison Oaks Rd
3. Increase the maximum intersection grade from 1% to 1.5% on Road H at Carter Ridge Dr
4. Increase the maximum intersection grade from 1% to 1.5% on Road I at Carter Ridge Dr
5. Increase the maximum intersection grade from 1% to 1.5% on Road J at Madison Oaks Rd
6. Increase the maximum intersection grade from 1% to 1.5% on Road C at Madison Oaks Rd

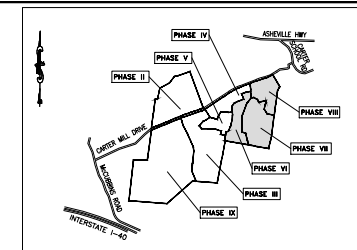
KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve
BAH BAH 2/2/23

PHASE	AREA
PHASE II	33.09 ACRES
PHASE III	38.50 ACRES
PHASE IV	11.39 ACRES
PHASE V	8.63 ACRES
PHASE VI	13.23 ACRES
PHASE VII	23.68 ACRES
PHASE VIII	14.20 ACRES
PHASE IX	75.60 ACRES
TOTAL AREA 218.32 ACRES	
218.32 * 2.5 = 545 MAXIMUM LOTS	

LOT DENSITY—PHASES II – VIII		
	AREA	# LOTS
PHASE II	33.09 ACRES	51 LOTS
PHASE III	38.50 ACRES	101 LOTS
PHASE IV	11.39 ACRES	41 LOTS
PHASE V	8.63 ACRES	33 LOTS
PHASE VI	13.23 ACRES	40 LOTS
PHASE VII	23.68 ACRES	48 LOTS
PHASE VIII	14.20 ACRES	39 LOTS
TOTAL	142.72 ACRES	353 LOTS
PHASE II—VIII DENSITY: 2.47 DU/ACRE		

- GENERAL NOTES:**
1. 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.
 2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 3. BACK FILL MUST BE PLACED AND COMPACTED TO DESK OF STANDARD PRIOR TO UTILITY INSTALLATION.
 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO LOCAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
 5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 6. 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.
 7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.



VICINITY MAP
NOT TO SCALE

- PROPERTY NOTES:**
1. TOTAL AREA = 81.1 ACRES (PHASES VI—VIII), 15.23 ACRES PHASE VI, 23.68 ACRES PHASE VII, AND 14.2 ACRES PHASE VIII.
 2. C/LT AND PARCEL: 07A, PARCEL 001 (PARTIAL) AND PARCEL 002
 3. EXISTING ZONING: PR
 4. PROPOSED NUMBER OF LOTS: 138 TOTAL
58 PHASE VI, 48 PHASE VII, AND 39 PHASE VIII.
 5. 10' DRAINAGE AND UTILITY EASEMENT NEEDED EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED ZERO LOT LINES.
 6. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
 7. TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS
 8. ALL DRIVEWAY GRADES MUST BE LESS THAN 15%.

SETBACKS:
FRONT: 20 FT.
SIDE: 5 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:**
1. ROAD J STA 0+38 REDUCTION OF VERTICAL CURVE FROM R=25 TO R=12.5.
 2. CARTER RIDGE DRIVE STA 1+38 REDUCTION OF VERTICAL CURVE FROM R=25 TO R=18.81.
 3. ROAD J STA 1+42 REDUCTION OF VERTICAL CURVE FROM R=25 TO R=20.
 4. ROAD H STA 4+49 REDUCTION OF REVERSE CURVE TANGENT VARIANCE FROM 50' TO 44'.
 5. ROAD H STA 6+83 REDUCTION OF VERTICAL CURVE FROM R=25 TO R=18.99.

- ALTERNATIVE DESIGN STANDARDS, REQUIRING KNOX COUNTY ENGINEERING APPROVAL**
1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON MADISON OAKS RD AT CARTER MILL DR.
 2. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON CARTER RIDGE DR AT MADISON OAKS RD.
 3. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD H AT CARTER RIDGE DR.
 4. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD J AT CARTER RIDGE DR.
 5. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD J AT MADISON OAKS RD.
 6. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD C AT MADISON OAKS RD.

SCALE IN FEET
0 100 200



1"=200'
24 JAN 2023
SHEET TWO

MASTER PLAN
FILE: 1-SH-23-C / 1-G-23-DP
CARTER RIDGE - PHASES II - IX
KNOX COUNTY, TENNESSEE

Prepared For:

Oakland, LLC
2724 Hawk Haven Lane
2Knoxville, Tennessee 37931
(865) 719-4342

Planning Agency:

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

1-SH-23-C / 1-G-23-DP
Revised: 1/31/2023

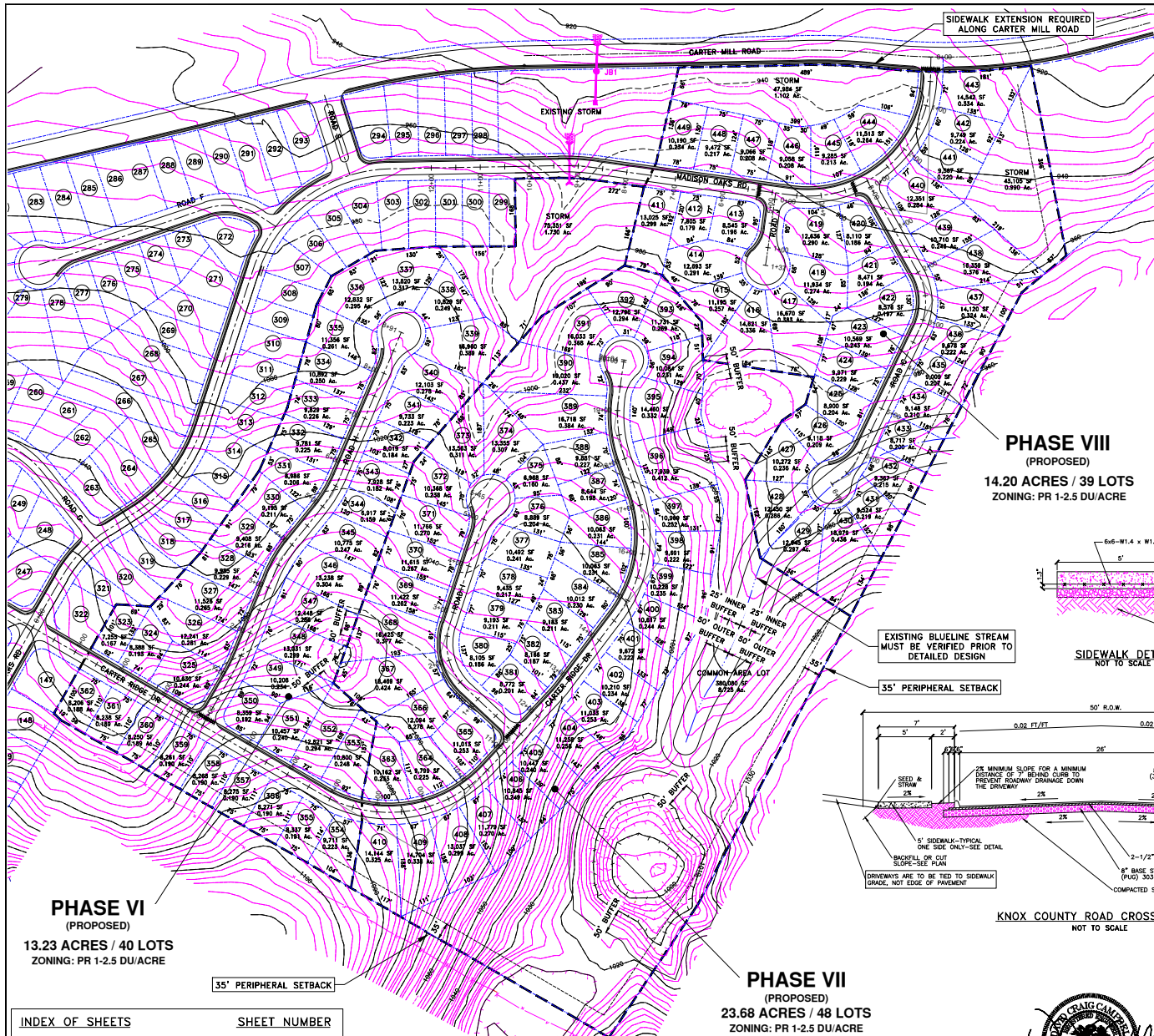


NOTES:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY.
Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances to conform with recommendations set forth in AASHTO Manual of Accident Prevention in Construction to protect life, property, or works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

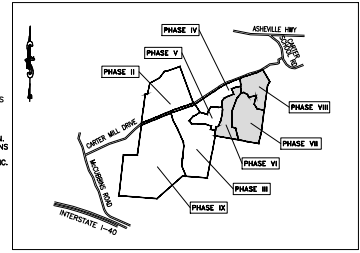
IDEAL ENGINEERING SOLUTIONS INCORPORATED

Ideal Engineering Solutions, Inc.
P.O. Box 1018
Alcoa, Tennessee 37701
(865) 755-3375

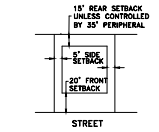
COPYRIGHT 2023



- GENERAL NOTES:**
1. 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.
 2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE PROTECTION PRIOR TO UTILITY INSTALLATION.
 3. BACK FILL MUST BE PLACED AND COMPACTED TO 90% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3275.
 5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 6. 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.
 7. DEMOLITION OF EXISTING STRUCTURES AND MAINTENANCE OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

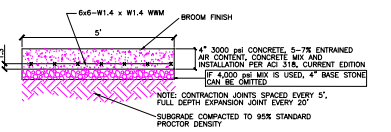


- VICINITY MAP**
NOT TO SCALE
- PROPERTY NOTES:**
1. TOTAL AREA = 80.0 ACRES (PHASES VI-VIII).
 2. 13.23 ACRES PHASE VI, 23.68 ACRES PHASE VII, AND 14.2 ACRES PHASE VIII.
 3. CLT AND PARCELS: 074, PARCEL 001 (PARTIAL) AND PARCEL 002.
 4. EXISTING ZONING: PR.
 5. PROPOSED NUMBER OF LOTS: 127 TOTAL.
 6. PHASE VI: 40 LOTS, PHASE VII: 48 LOTS, AND PHASE VIII: 39 LOTS.
 7. 10' DRAINAGE AND UTILITY EASEMENT WIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNPROPOSED ZERO LOT LINE.
 8. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
 9. TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
 10. ALL DRIVEWAY GRADES MUST BE LESS THAN 1.5%.
- SETBACKS:**
- FRONT: 20 FT.
SIDE: 5 FT.
REAR: 35 FT.
- UTILITIES:**
- WATER: KNOX UTILITIES BOARD
SEWER: KNOX UTILITIES BOARD
ELECTRIC: KNOX UTILITIES BOARD
GAS: PRIVATE MAINTENANCE
TELEPHONE: AT&T
- VARIANCES REQUESTED:**
1. ROAD 3 STA 0+00 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=18.93.
 2. CARTER RIDGE DRIVE STA 1+38 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=18.93.
 3. ROAD 3 STA 1+38 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=20.
 4. ROAD H STA 4+44 REDUCTION OF REVERSE CURVE TANGENT VARIANCE FROM 50' TO 44'.
 5. ROAD H STA 6+48 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=18.93.
- ALTERNATIVE DESIGN STANDARDS, REQUIRING KNOX COUNTY ENGINEERING APPROVAL**
1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON MADISON OAKS RD AT CARTER MILL DR.
 2. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON CARTER RIDGE DR AT MADISON OAKS RD.
 3. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD H AT CARTER RIDGE DR.
 4. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD J AT CARTER RIDGE DR.
 5. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD K AT MADISON OAKS RD.
 6. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD C AT MADISON OAKS RD.



PHASE VIII
(PROPOSED)
14.20 ACRES / 39 LOTS
ZONING: PR 1-2.5 DU/ACRE

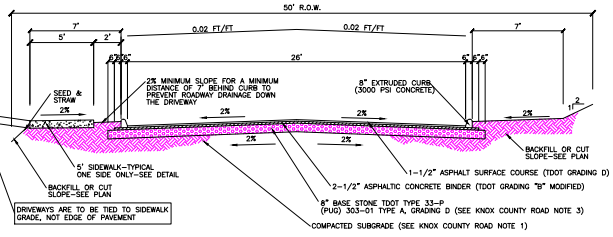
TYPICAL LOT LAYOUT
NOT TO SCALE



SIDEWALK DETAIL
NOT TO SCALE

EXISTING BLUELINE STREAM
MUST BE VERIFIED PRIOR TO DETAILED DESIGN

35' PERIPHERAL SETBACK



KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE

PHASE VII
(PROPOSED)
23.68 ACRES / 48 LOTS
ZONING: PR 1-2.5 DU/ACRE

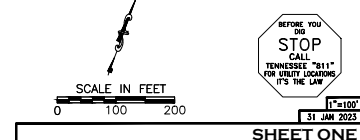
1-SH-23-C / 1-G-23-DP
Revised: 1/31/2023



PHASE VI
(PROPOSED)
13.23 ACRES / 40 LOTS
ZONING: PR 1-2.5 DU/ACRE

35' PERIPHERAL SETBACK

INDEX OF SHEETS	SHEET NUMBER
CONCEPT PLAN PHASES VI - VIII	ONE
MASTER PLAN PHASES II - IX	TWO
GRADING PLAN PHASES VI - VIII	THREE
ROAD PROFILES PHASES VI - VIII	FOUR
ROAD GEOMETRY PHASES VI - VIII	FIVE



SHEET ONE

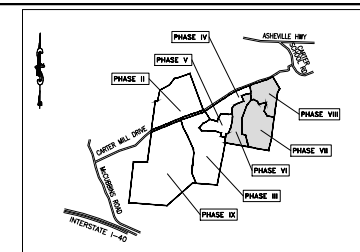
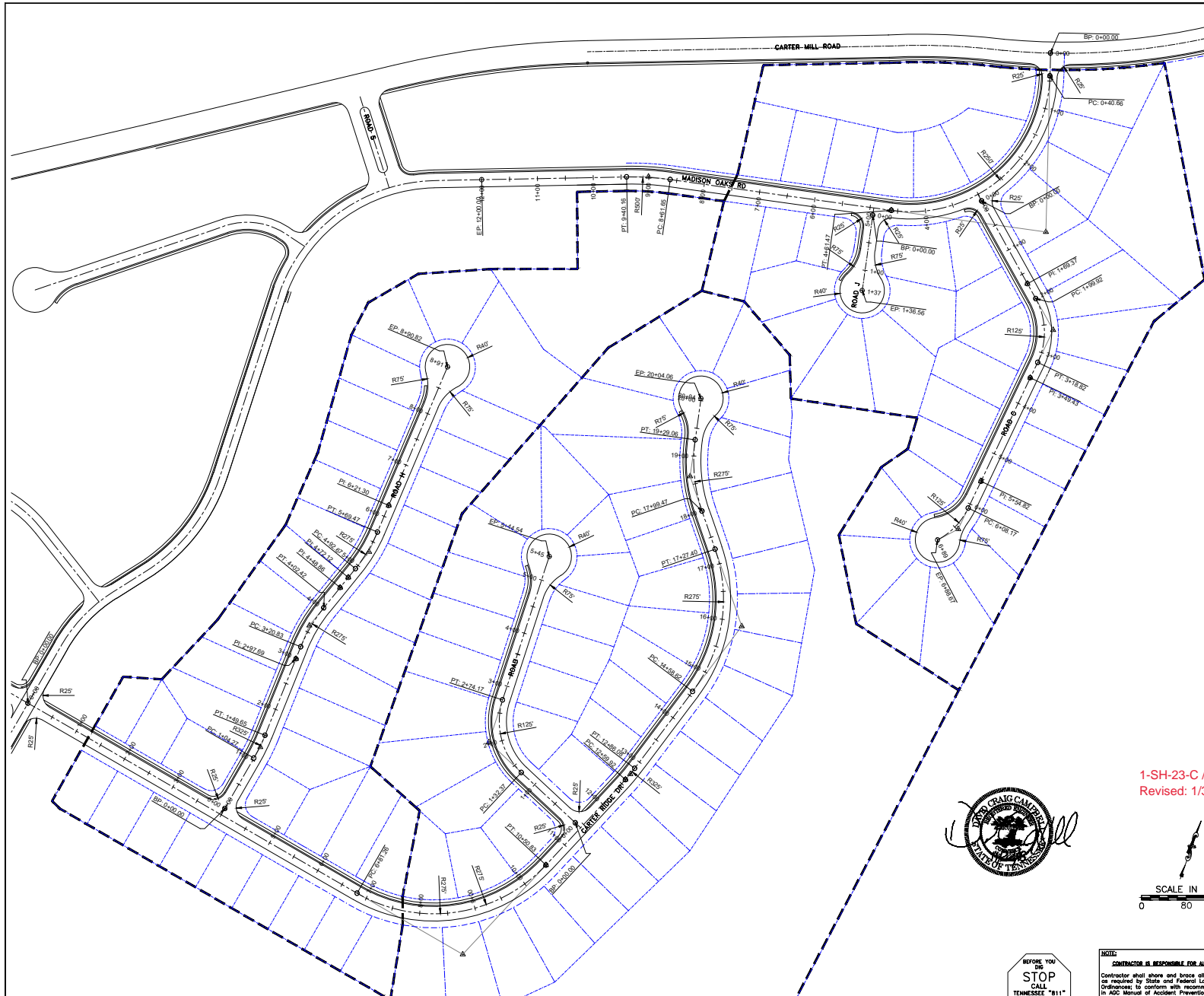
CONCEPT PLAN
FILE: 1-SH-23-C / 1-G-23-DP
CARTER RIDGE - PHASES VI - VIII
KNOX COUNTY, TENNESSEE

Prepared For:
Oakland, LLC
2724 Hawk Haven Lane
2Knoxville, Tennessee 37931
(865) 719-4342

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

IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
P.O. Box 1018
Alcoa, Tennessee 37701
(865) 755-3375

COPYRIGHT 2023



VICINITY MAP
407 to 8042

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, COMPACTED TO 95% 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. PRIOR TO CONSTRUCTION.
- TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM CONTROL DEVICES, 8TH EDITION.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL OF ACCOUNTS AND FINANCIAL REPORTING ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
- DEMOGRAPHIC OF EXISTING UTILITIES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PROPERTY NOTES:

- TOTAL AREA = 80.0 ACRES (PHASES VI-VIII).
- 13.23 ACRES PHASE VI, 33.82 ACRES PHASE VII, AND 14.2 ACRES PHASE VIII.
- CLT AND PARCELS 074, PARCEL 001 (PARTIAL) AND PARCEL 002.
- EXISTING ZONING: P-1.
- PROPOSED NUMBER OF LOTS: 127 TOTAL.
- 40 PHASE VI, 48 PHASE VII, AND 39 PHASE VIII.
- 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 CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
- ALL DRIVEWAY GRADES MUST BE LESS THAN 15%.

SETBACKS:

FRONT: 20 FT.
SIDE: 5 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:

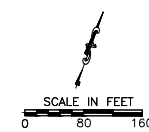
- ROAD J STA 0+38 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=12.85.
- CARTER RIDGE DRIVE STA 1+38 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=19.81.
- ROAD I STA 1+49 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=40.
- ROAD H STA 4+48 REDUCTION OF REVERSE CURVE TANGENT VARIANCE FROM 50' TO 44'.
- ROAD H STA 8+83 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=18.99.

ALTERNATIVE DESIGN STANDARDS, REQUIRING KNOX COUNTY ENGINEERING APPROVAL

- INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON MADISON OAKS RD AT CARTER MILL DR.
- INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON CARTER RIDGE DR AT MADISON OAKS RD.
- INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD H AT CARTER RIDGE DR.
- INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD J AT CARTER RIDGE DR.
- INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD K AT MADISON OAKS RD.
- INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD C AT MADISON OAKS RD.



1-SH-23-C / 1-G-23-DP
Revised: 1/31/2023



BEFORE YOU
STOP
CALL
TENNESSEE "811"
FOR UTILITY LOCATION
IT'S THE LAW

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 AASHTO Manual of Accident Prevention in Construction to protect life, property, or works to avoid excessively wide cuts in unstable material.
SOIL NAILS SHALL BE ANCHORED.

SHEET FIVE
24 JAN 2023

ROAD GEOMETRY
FILE: 1-SH-23-C / 1-G-23-DP
CARTER RIDGE - PHASES VI - VIII
KNOX COUNTY, TENNESSEE

Prepared For:
Oakland, LLC
2724 Hawk Haven Lane
2Knoxville, Tennessee 37931
(865) 719-4342

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

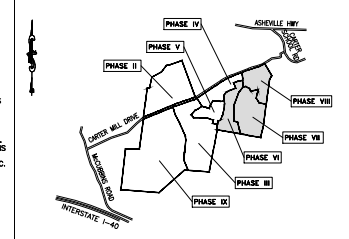
IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
P.O. Box 1018
Alcoa, Tennessee 37701
(865) 755-3375

Copyright 2023



GENERAL NOTES:

1. 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.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3375.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. 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.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.



VICINITY MAP

NOT TO SCALE

PROPERTY NOTES:

1. TOTAL AREA = 50.0 ACRES (PHASES VI-VIII).
2. 1.23 ACRES PHASE VI, 23.58 ACRES PHASE VII, AND 14.2 ACRES PHASE VIII.
3. CLT AND PARCEL 07A, PARCEL 001 (PARTIAL) AND PARCEL 002.
4. EXISTING ZONING: P6.
5. PROPOSED NUMBER OF LOTS: 127 TOTAL.
6. 40 PHASE VI, 49 PHASE VII, AND 29 PHASE VIII.
7. 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED ZERO LOT LINE.
8. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
9. TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
10. ALL DRIVEWAY GRADES MUST BE LESS THAN 15%.

SETBACKS:

- FRONT: 20 FT.
- SIDE: 5 FT.
- REAR: 35 FT.

UTILITIES:

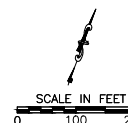
- WATER: KNOX UTILITIES BOARD
- SEWER: KNOX UTILITIES BOARD
- ELECTRIC: KNOX UTILITIES BOARD
- SOLID WASTE: PRIVATE HAULER
- TELEPHONE: AT&T

VARIANCES REQUESTED:

1. ROAD J STA 0+00 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=18.99.
2. CARTER RIDGE DRIVE STA 1+38 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=18.91.
3. ROAD J STA 1+48 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=20.
4. ROAD H STA 4+48 REDUCTION OF REVERSE CURVE TANGENT VARIANCE FROM 50' TO 44'.
5. ROAD H STA 6+83 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=18.99.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL

1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON MADISON OAKS RD AT CARTER MILL DR.
2. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON CARTER RIDGE DR AT MADISON OAKS RD.
3. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD H AT CARTER RIDGE DR.
4. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD J AT CARTER RIDGE DR.
5. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD J AT MADISON OAKS RD.
6. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD C AT MADISON OAKS RD.



1"=100'

24 JAN 2023

SHEET THREE

GRADING PLAN FILE: 1-SH-23-C / 1-G-23-DP CARTER RIDGE - PHASES VI - VIII KNOX COUNTY, TENNESSEE

Prepared For:

Oakland, LLC
2724 Hawk Haven Lane
2Knoxville, Tennessee 37931
(865) 719-4342

Planning Agency:

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

1-SH-23-C / 1-G-23-DP
Revised: 1/31/2023



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 AASHTO Manual of Accident Prevention in Construction to protect life, property, or works to avoid excessively wide cuts in unstable material.

OSHA RULES SHALL BE ADHERED TO

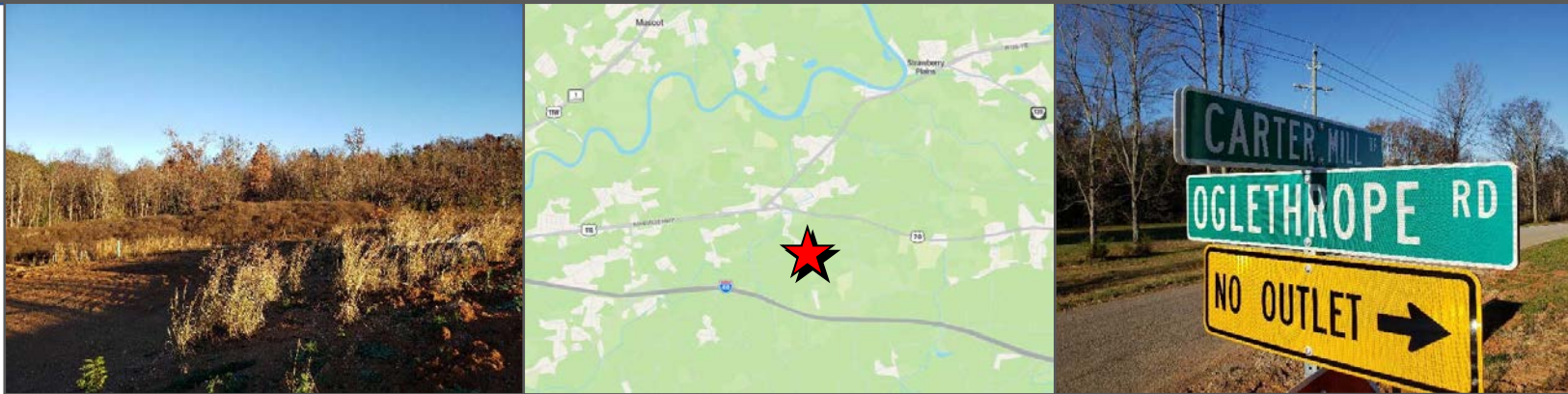


Ideal Engineering Solutions, Inc.
P.O. Box 1018
Alcoa, Tennessee 37701
(865) 755-3375

COPYRIGHT 2023

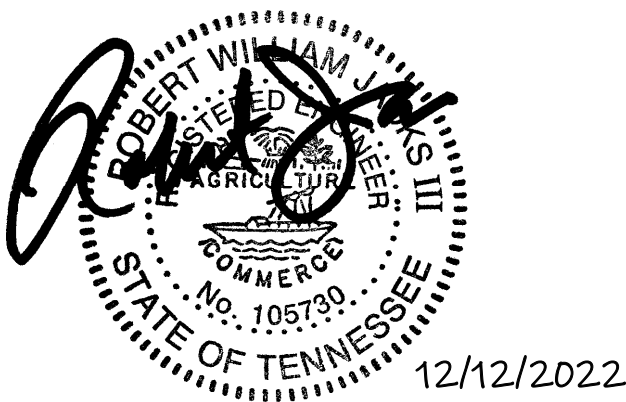


Transportation Impact Study Carter Ridge Phases VI - VIII Knox County, Tennessee



Revised December 2022

Prepared for:
Oakland, LLC
Attn: Pete McClain
2724 Hawk Haven Lane
Knoxville, TN 37931



1-SH-23-C / 1-G-23-DP
TIS Version 2
12/12/2022



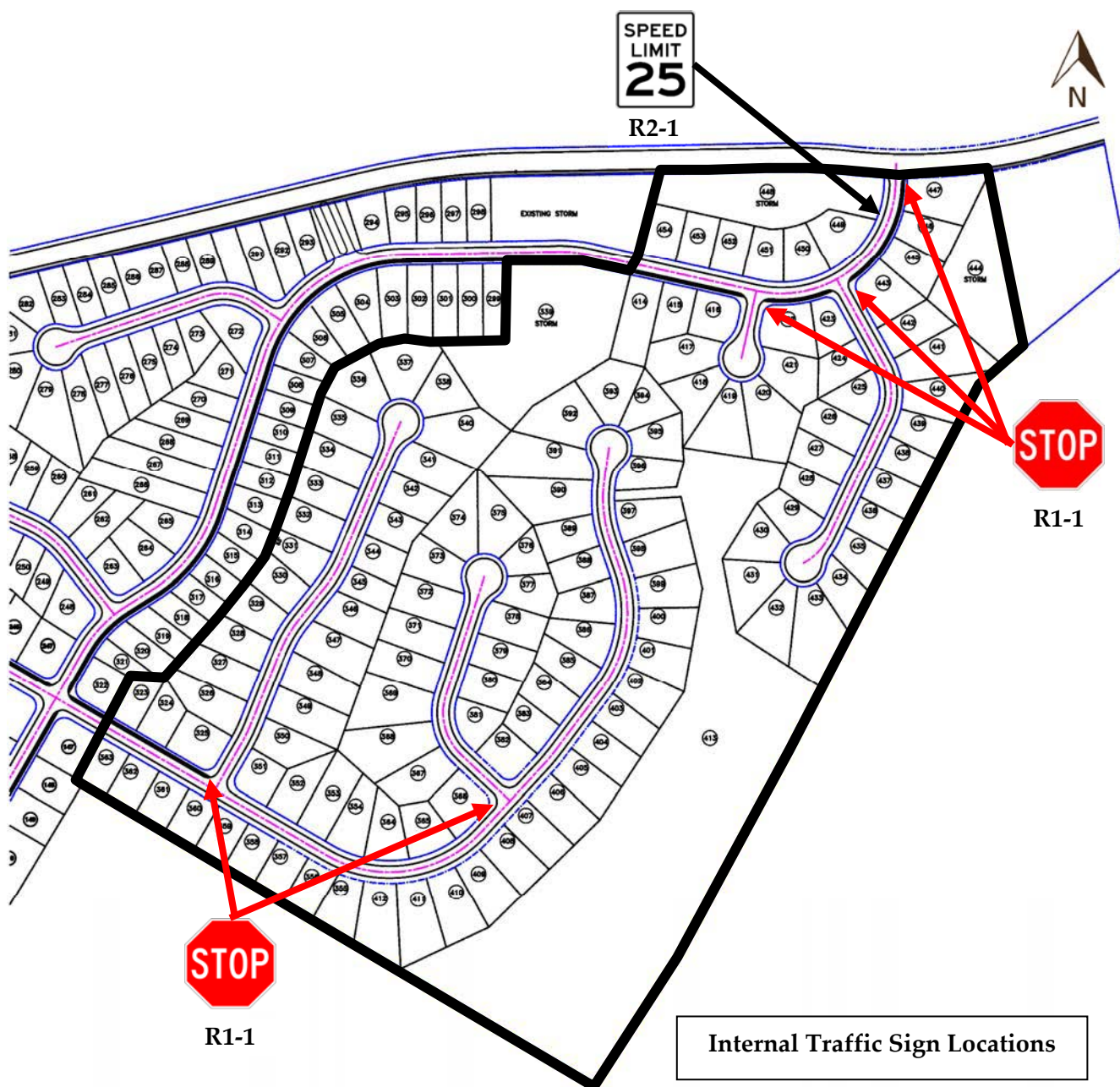
Carter Mill Drive at Future Madison Oaks Road Entrance: The projected 2028 level of service calculations for this intersection resulted in excellent LOS and low vehicle delays. The construction of left and right-turn lanes on Carter Mill Drive for entering traffic into Carter Ridge Subdivision at the future Madison Oaks Road is not warranted. A single exiting lane for this entrance will be sufficient.

- 3a) It is recommended that a Stop Sign (R1-1) be installed, and a 24" white stop bar be applied to the Madison Oaks Road approach at Carter Mill Drive when constructed. The stop bar should be applied a minimum of 4 feet away from the edge of Carter Mill Drive and placed at the desired stopping point that maximizes the sight distance.
- 3b) Sight distances at the Madison Oaks Road approach at Carter Mill Drive must not be impacted by future landscaping, signage, or existing vegetation. Based on an assumed speed limit of 30-mph on Carter Mill Drive, the required intersection sight distance is 300 feet looking in each direction at the entrance. The stopping sight distance is 185 feet to the east and 195 feet to the west at the Madison Oaks Road approach at Carter Mill Drive. A visual inspection determined that the intersection and stopping sight distances are available at this future entrance location. The site designer must ensure that these sight distances are accounted for and provided in the design plans.



Carter Ridge Phases VI - VIII Internal Roads: The layout plan shows three entrances on Carter Mill Drive constructed for the Carter Ridge Subdivision, as shown in Figure 3.

- 4a) A 25-mph Speed Limit Sign (R2-1) is recommended to be posted near the beginning of the future Madison Oaks Road entrance off Carter Mill Drive. 25-mph Speed Limit Signs (R2-1) are already posted on the Oglethrope Road and Carter Ridge Drive entrances in Carter Ridge Subdivision.
- 4b) Stop Signs (R1-1) with 24" white stop bars and other traffic signage are recommended to be installed at the internal locations in Carter Ridge Phases VI - VIII, as shown below:



- 4c) Sight distance at the new internal road intersections must not be impacted by signage, parked cars, or future landscaping. With a proposed speed limit of 25-mph in the development, the internal intersection sight distance is 250 feet. The required stopping sight distance is 155 feet for a level road grade. The site designer should ensure that internal sight distance lengths are met and account for different proposed road grades.
- 4d) The extension of Carter Ridge Drive and the new Road "H" in Carter Ridge Phases VI and VII have long, straight road segments with steeper road grades. Straight road segments with steeper grades encourage higher vehicle speeds. It is recommended that the site designer consider traffic calming measures on these internal roads.

Speed humps are a prevalent traffic calming measure to install in residential areas to reduce vehicle speeds due to their low cost. However, speed humps are not recommended on roads with grades greater than 8%. Road "H" has a short section with a grade of 10%. Thus, speed humps would be inappropriate for this section of Road "H". Outside the 10% grade section on Road "H", the site designer should consider speed humps on these internal roads. Specifics regarding this recommendation should be discussed in the design phase with Knox County Engineering.

- 4e) All drainage grates and covers for the residential development must be pedestrian and bicycle safe.
- 4f) Internal sidewalks are proposed along Madison Oaks Road and a portion of Carter Ridge Drive in Carter Ridge Phase VI. Sidewalks should have appropriate ADA-compliant ramps at intersection corners, and the internal sidewalks are recommended to be 5 feet minimum in width to meet Knox County regulations. White crosswalks should be marked on the road pavement internally where pedestrians are expected to cross.
- 4g) If directed by the local post office, the site designer should include a parking area within the development for a centralized mail delivery center. The site plan does not currently show a general location in the development, and a specific plan with a parking area should be designed and provided if required.
- 4h) All road grade and intersection elements should be designed to AASHTO, TDOT, and Knox County specifications and guidelines to ensure proper operation.



Request to Postpone • Table • Withdraw

Oakland LLC

12/19/2022

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

1/12/2023

Scheduled Meeting Date

File Number(s)

1-SH-23-C_1-G-23-DP

POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the 2/9/2023 Planning Commission Meeting.

WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

Peter L. McClain

Please Print

865-719-4342

Phone Number

Oakland.Knox@gmail.com

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



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

11/30/2022

Date Filed

1/12/2023

Meeting Date (if applicable)

1-SH-23-C / 1-G-23-DP

File Number(s)

CORRESPONDENCE

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

Peter L. McClain Oakland, LLC

Name / Company

2724 Hawk Haven Ln Knoxville TN 37931

Address

865-719-4342 / oakland.knox@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Peter L. McClain Oakland, LLC

Owner Name (if different)

2724 Hawk Haven Ln Knoxville TN 37931

Owner Address

865-719-4342 / oakland.knox@

Owner Phone / Email

9124 CARTER MILL DR

Property Address

74 002

Parcel ID

50.78 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Carter Mill Dr, southeast terminus of Carter Ridge Dr, eastern terminus of Madison Oaks Rd

General Location

☐ City

Commission District 8

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

East County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" 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) Detached residential subdivision			

SUBDIVISION REQUEST

Carter Ridge	Related Rezoning File Number
Proposed Subdivision Name	
6-8	128
Unit / Phase Number	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
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

Oakland, LLC	11/30/2022
Applicant Signature	Date
Please Print	
Phone / Email	
Peter L. McClain Oakland, LLC	11/30/2022
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org



Development Request

[Reset Form](#)

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

10-21-2022

1/12/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

1-SH-23-C_1-G-23-DP

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

Oakland, LLC

Name

Company

2724 Hawk Haven Lane

Knoxville

TN

37931

Address

City

State

ZIP

(865) 719-4342

oakland.knox@gmail.com

Phone

Email

CURRENT PROPERTY INFO

same as above

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9124 CARTER MILL DR

074 002

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Carter Mill Dr, southeast terminus of Carter Ridge Dr, eastern terminus of Madison Oaks Rd

51 acres

General Location

Tract Size

☐ City ☒ County

8th

PR (Planned Residential)

Agriculture/forestry/vacant

District

Zoning District

Existing Land Use

East County

LDR & HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

DEVELOPMENT REQUEST

☒ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☒ Residential ☐ Non-Residential
Home Occupation (specify) _____

Related City Permit Number(s)

Other (specify) Detached residential subdivision**SUBDIVISION REQUEST****Carter Ridge Subdivision**

Related Rezoning File Number

Proposed Subdivision Name

Phases 6-8**128**

Unit / Phase Number

☐ Combine Parcels ☒ Divide Parcel

Total Number of Lots Created

☐ Other (specify) Detached residential subdivision☐ 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
-------	--	---

MR

AUTHORIZATION

Applicant Signature

Oakland, LLC

Please Print

10-21-2022

Date

(865)719-4342

Phone Number

oakland.knox@gmail.com

Email

Property Owner Signature

Peter L. McClain / Oakland LLC

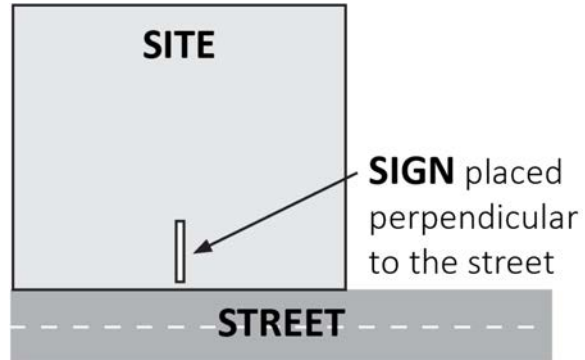
Please Print

Date

10/21/2022

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

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

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 12/31/2022 _____ and _____ 1/13/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Oakland, LLC

Date: 11/30/22

File Number: 1-SH-23-C 1-G-23-DP

☒

Sign posted by Staff

☐

Sign posted by Applicant