



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 1-SH-23-C
1-G-23-DP

AGENDA ITEM #: 40

AGENDA DATE: 1/12/2023

▶ **SUBDIVISION:** CARTER RIDGE
▶ **APPLICANT/DEVELOPER:** OAKLAND, LLC
OWNER(S): Peter L. McClain Oakland, LLC

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

▶ **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)

▶ **NUMBER OF LOTS:** 128

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:**

STAFF RECOMMENDATION:

▶ Postpone the concept plan to the February 9, 2023 Planning Commission meeting as requested by the applicant.

▶ Postpone the development plan to the February 9, 2023 Planning Commission meeting as requested by the applicant.

The applicant is requesting postponement because they are not available to attend the January Planning Commission meeting.

COMMENTS:

This proposal is phases VI-VIII of the Carter Ridge subdivision, with 128 lots on 51.1 acres. Phases VI and VII will access the Carter Ridge Road stub-out. There will be less than 150 lots accessing the Carter Ridge Road segment before the Madison Oaks Road intersection, which provides access to additional external access points to Carter Mill Road. Phase VIII will extend Madison Oak Road to create a third access point to Carter Mill Road.

A total number 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.

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.

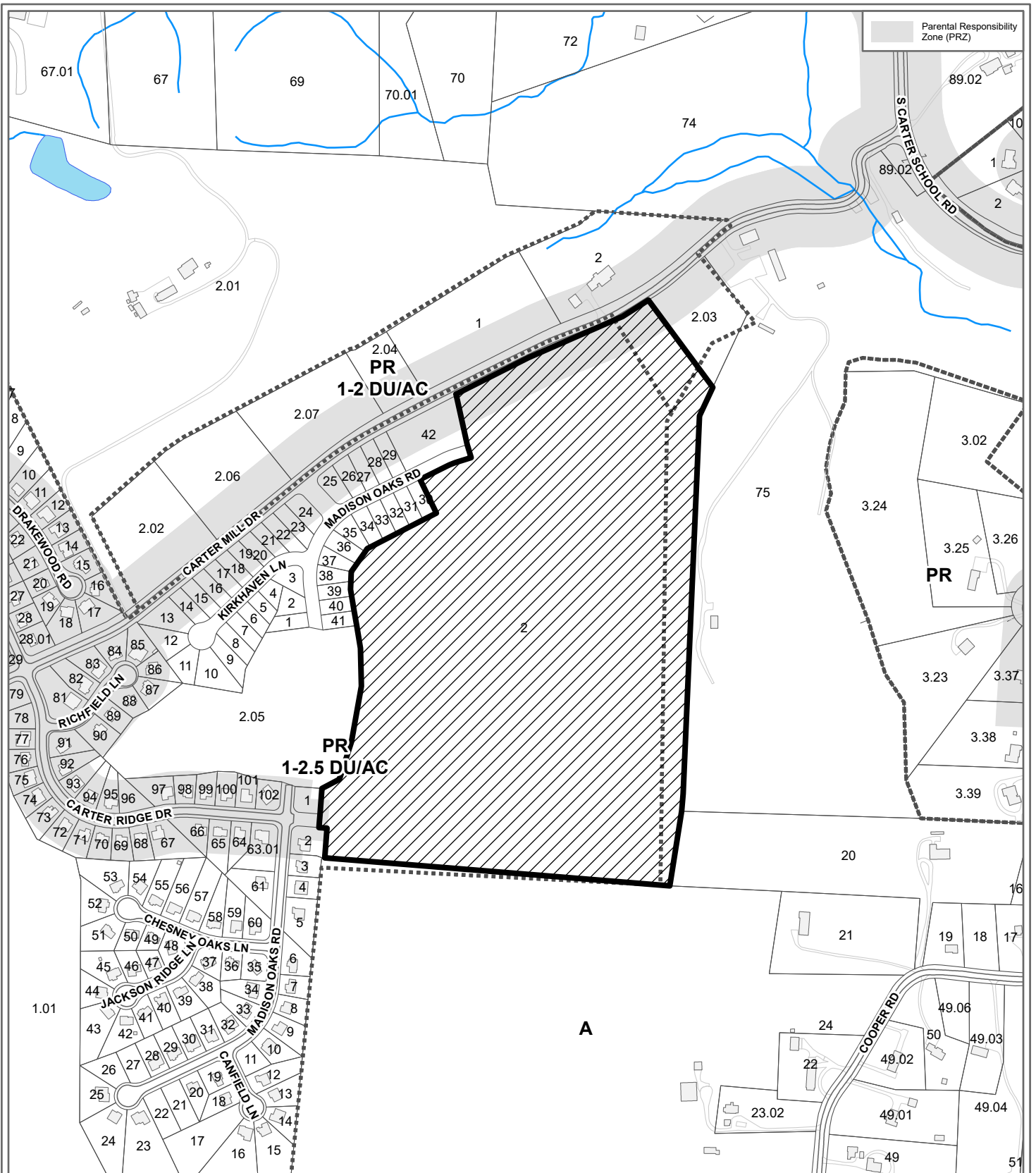
ESTIMATED STUDENT YIELD: 28 (public school children, grades K-12)

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.

Knoxville-Knox County Planning Commission's approval or denial of this development plan request is final, unless the action is appealed to the Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.



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

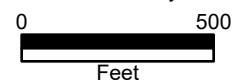


Detached residential subdivision in PR (Planned Residential)

Petitioner: Oakland, LLC

Map No: 74

Jurisdiction: County



Original Print Date: 12/19/2022

Revised:

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



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

File Number(s)

Scheduled Meeting Date

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.

Peter L. McClain

Applicant Signature

Please Print

865-719-4342

Oakland.Knox@gmail.com

Phone Number

Email

STAFF ONLY

12/19/22

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by:

Date:

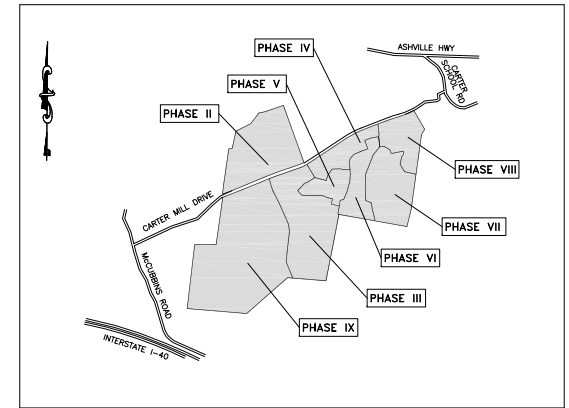
Payee Name

Payee Phone

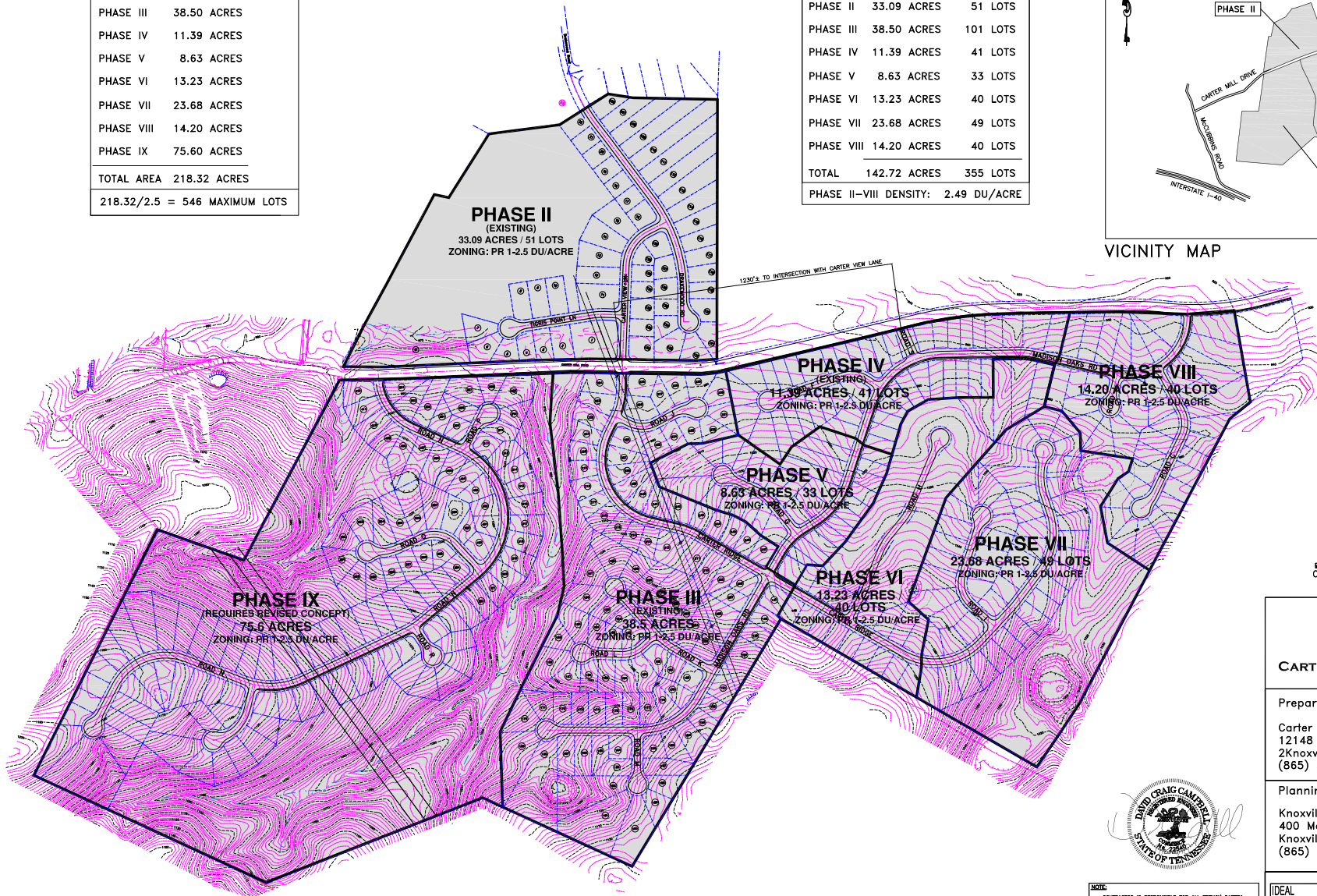
Payee Address

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 = 546 MAXIMUM LOTS	

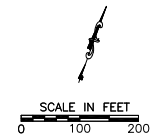
LOT DENSITY—PHASES II – VIII		
PHASE	AREA	# LOTS
PHASE II	33.09 ACRES	51 LOTS
PHASE III	38.50 ACRES	101 LOTS
PHASE IV	11.39 ACRES	41 LOTS
PHASE V	8.63 ACRES	33 LOTS
PHASE VI	13.23 ACRES	40 LOTS
PHASE VII	23.68 ACRES	49 LOTS
PHASE VIII	14.20 ACRES	40 LOTS
TOTAL	142.72 ACRES	355 LOTS
PHASE II—VIII DENSITY: 2.49 DU/ACRE		



VICINITY MAP



1-SH-23-C / 1-G-23-DP
11/28/2022



1"=200'

SHEET TWO

MASTER PLAN

CARTER RIDGE - PHASES III THRU VI
KNOX COUNTY, TENNESSEE

Prepared For:

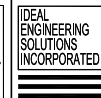
Carter Mill, G.P.
12148 Warrior Trail
2Knoxville, Tennessee 37922
(865) 389-5135

Planning Agency:

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



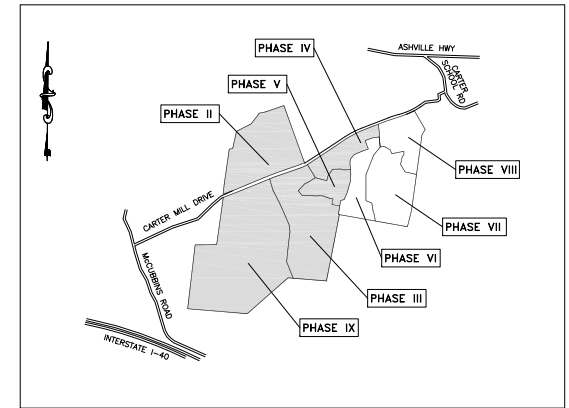
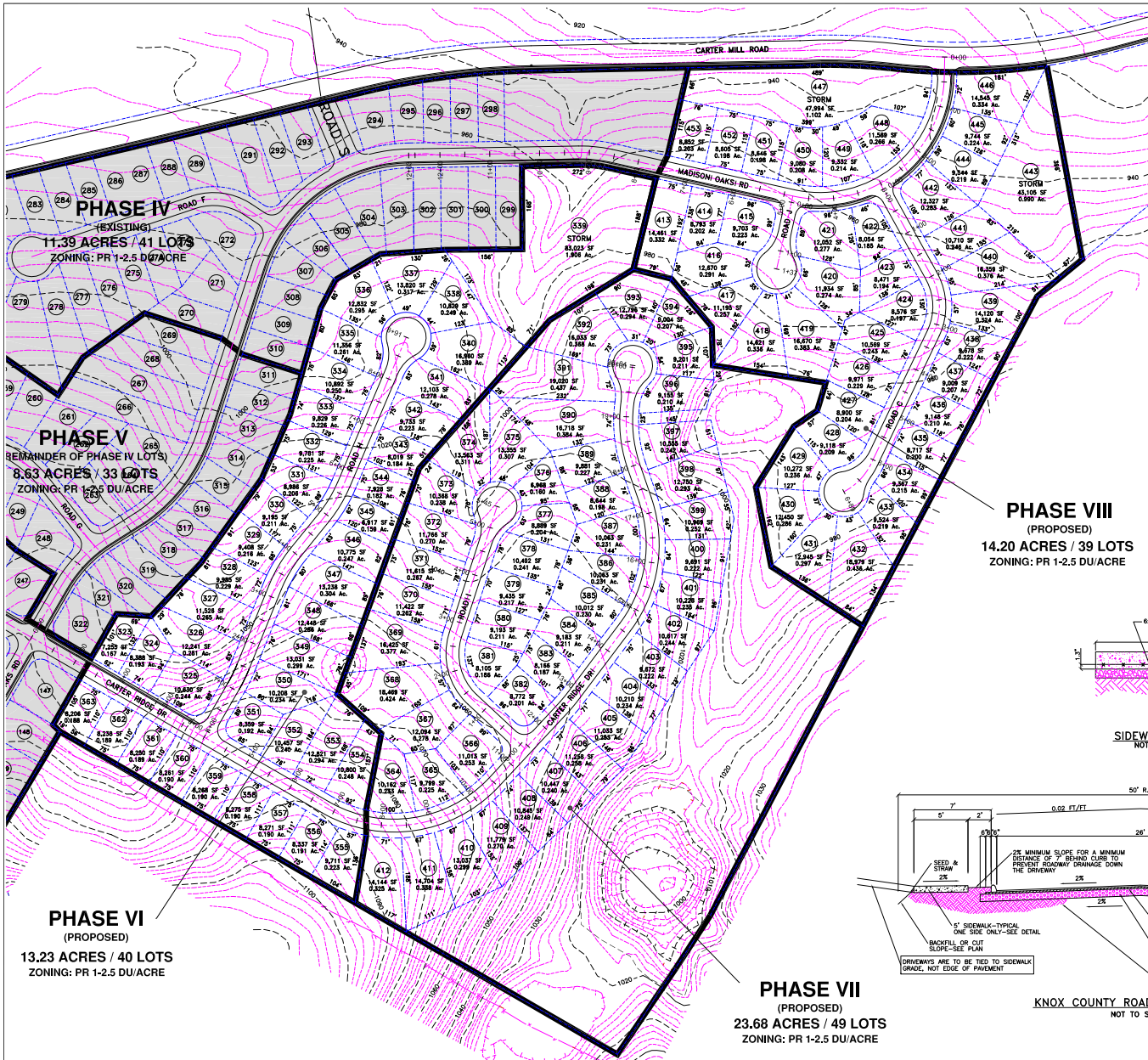
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction to protect life, property, or works to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



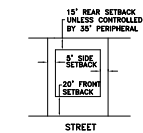
28 JUN 2017

28 JUN 2017

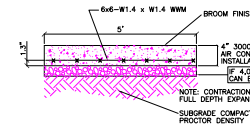
Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575



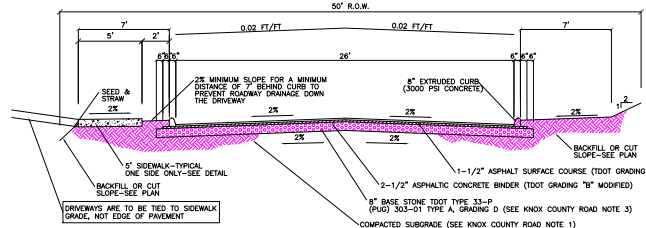
VICINITY MAP



TYPICAL LOT LAYOUT
NOT TO SCALE



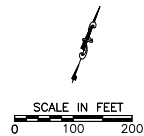
SIDEWALK DETAIL
NOT TO SCALE



KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE



1-SH-23-C / 1-G-23-DP
11/28/2022



1"=100'
28 JUN 2017
SHEET ONE

CONCEPT PLAN

CARTER RIDGE - PHASES VI - VIII
KNOX COUNTY, TENNESSEE

Prepared For:

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

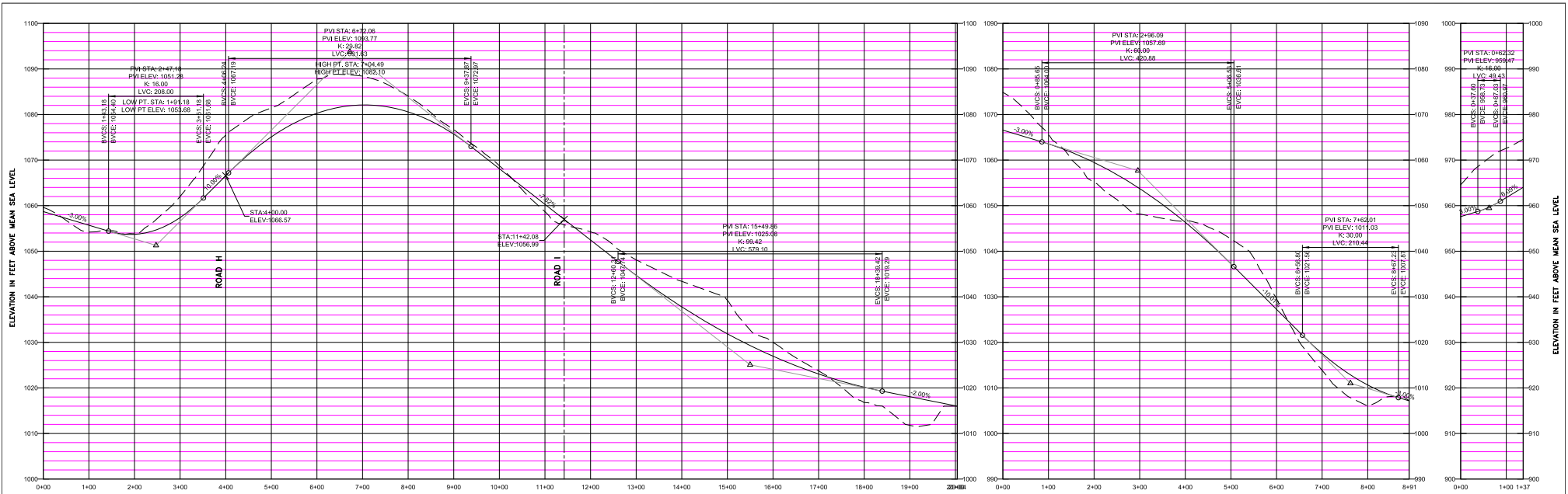
Planning Agency:

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

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 unnecessary wide cuts in unstable material.
SOIL BULK SHALL BE AVOIDED BY



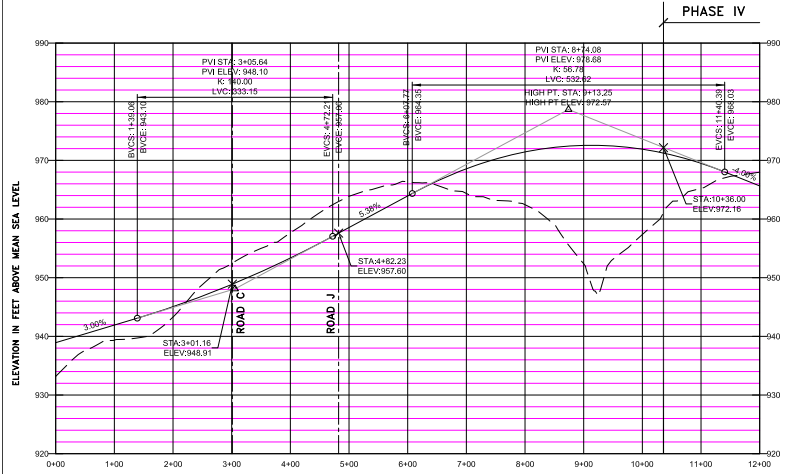
1
Ideal Engineering Solutions, Inc.
P.O. Box 1018
Alcoa, Tennessee 37701
(865) 755-3575



CARTER RIDGE DR
SCALE: 1"=100' HORIZ.
1"=10' VERT.

ROAD H
SCALE: 1"=100' HORIZ.
1"=10' VERT.

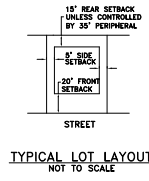
ROAD J
SCALE: 1"=100' HORIZ.
1"=10' VERT.



MADISON OAKS RD
SCALE: 1"=100' HORIZ.
1"=10' VERT.

ROAD C
SCALE: 1"=100' HORIZ.
1"=10' VERT.

ROAD J
SCALE: 1"=100' HORIZ.
1"=10' VERT.



28 JUN 2017

ROAD PROFILES
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) 755-3575

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 ACC 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 BY



1-SH-23-C / 1-G-23-DP
11/28/2022



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	
<u>6-8</u>	<u>128</u>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

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

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$1,600.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input checked="" type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

AUTHORIZATION

Oakland, LLC	11/30/2022
Applicant Signature Please Print	Date

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

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

[Reset Form](#)



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	
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

General Location	Southeast side of Carter Mill Dr, southeast terminus of Carter Ridge Dr, eastern terminus of Madison Oaks Rd		51 acres
			Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	8th District	PR (Planned Residential) Zoning District	Agriculture/forestry/vacant Existing Land Use
East County	LDR & HP	Planned Growth	
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation	

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) _____
 Other (specify) Detached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST

Carter Ridge Subdivision
 Proposed Subdivision Name
Phases 6-8
 Combine Parcels
 Divide Parcel
 Unit / Phase Number
 Total Number of Lots Created 128
 Other (specify) Detached residential subdivision
 Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change
 Proposed Zoning _____
 Plan Amendment Change
 Proposed Plan Designation(s) _____
 Proposed Density (units/acre)
 Previous Rezoning Requests _____
 Other (specify) _____

Pending Plat File Number

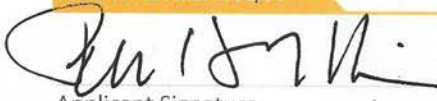
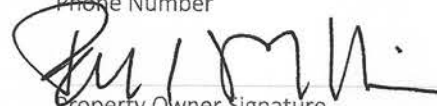
STAFF USE ONLY

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
0102	Concept Plan	\$1,600
Fee 2		
Fee 3		

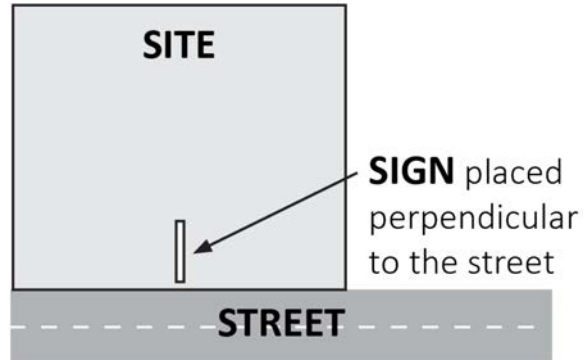
MR

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	10/21/2022 Date

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