



TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist
DATE: 11/3/2023
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. Although the final plat is in substantial compliance with the concept plan, the metes and bounds describing the tracts around several lots are incorrect. Therefore, Planning staff was unable to confirm the accuracy of the survey through standard closure methodology is recommending postponement.

Associated Case and Decision

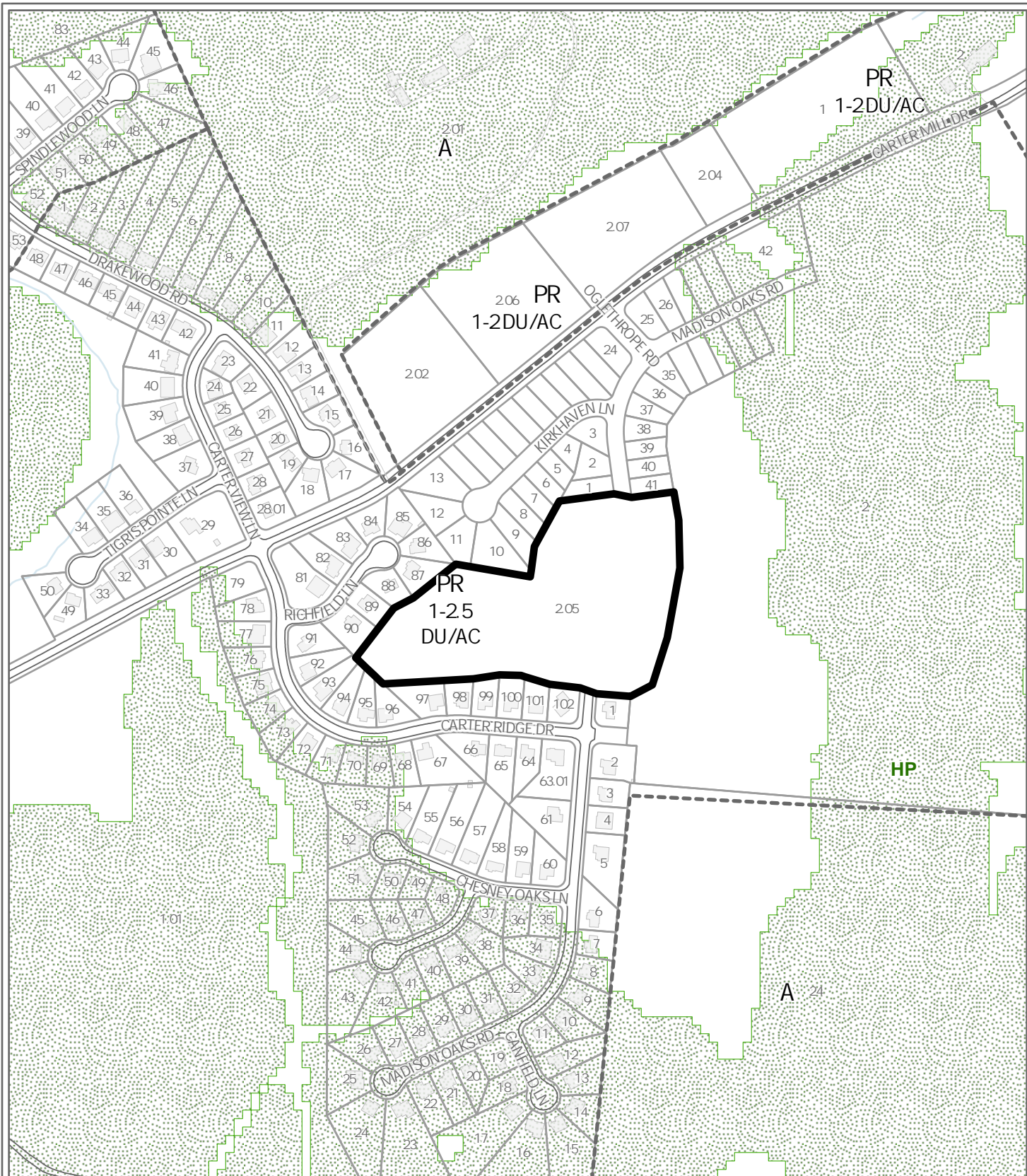
10-SA-19-C: Approved by the Planning Commission (10/10/2019)
7-C-17-UR: Approved by the Planning Commission 7/13/2017

Due to the need for additional plat revisions, and with the concurrence of the applicant, Planning staff is recommending postponement for 30 days until the December 14, 2023 Planning Commission meeting.

FINAL PLATS OF PREVIOUSLY APPROVED CONCEPT PLANS

Meeting 11/9/2023

FILE #	APPLICANT	PARCEL ID*	ADDRESS OR LOCATION*	SUBDIVISION NAME	ACRES	LOTS	PREVIOUSLY APPROVED CONCEPT PLAN (PLANNING FILE #)	RECOMMENDATION
10-SA-23-F	Ryan Lynch	020 132	6517 Brackett Rd	Isabel Estates	30.04	66	10-SC-21-C	APPROVE
11-SA-23-F	Oakland LLC	074 00205	0 Madison Oaks Rd	Final Plat of Carter Ridge- Phase V Lots 248 to 269 and Lot 311 to 321	8.3021	33	10-SA-19-C	POSTPONE
*Note: see plat for all parcel IDs and exact location of proposed subdivision								



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

Map No: 74
Jurisdiction: County

Original Print Date: 10/18/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

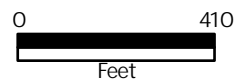
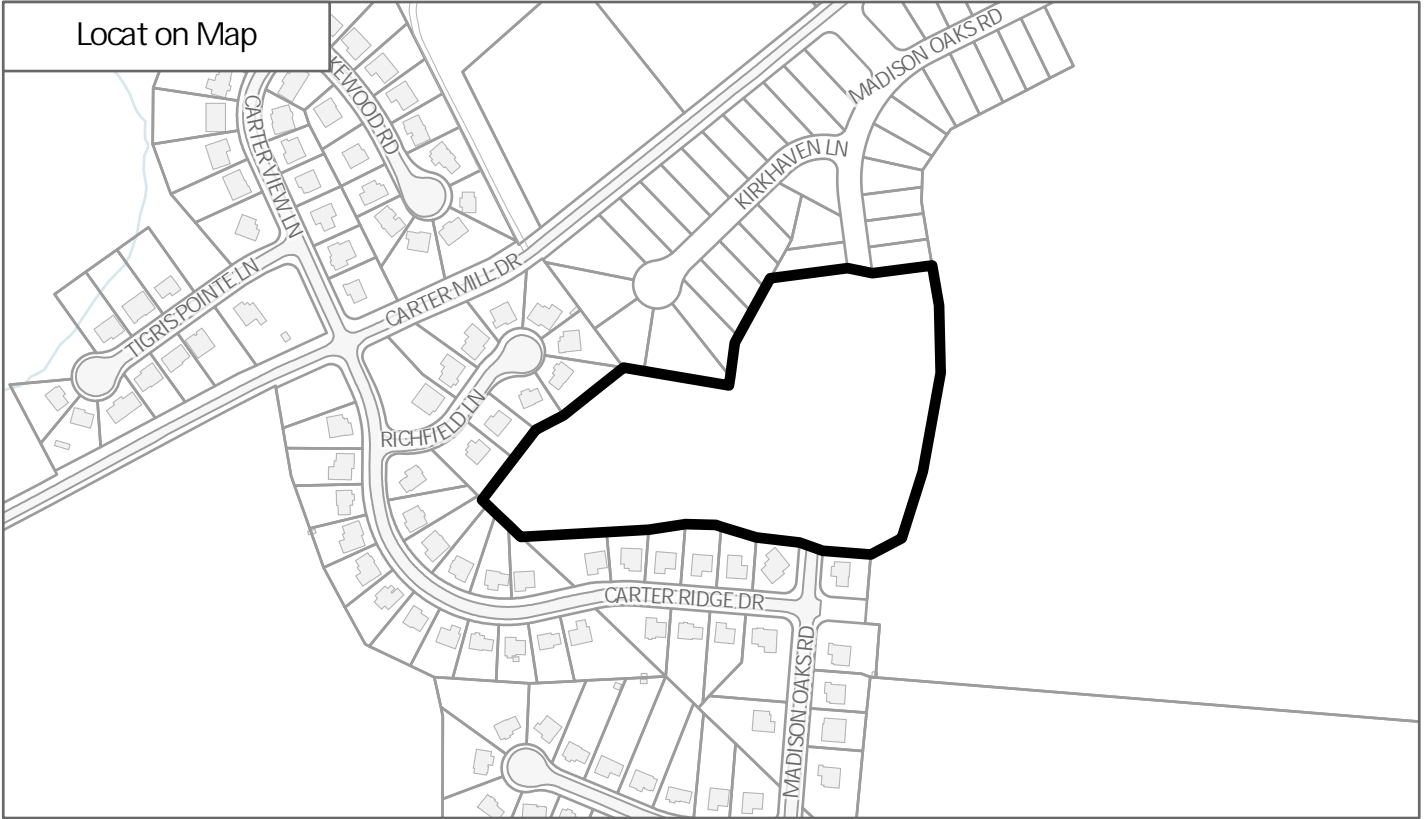


Exhibit A. Contextual Images

Locat on Map



Aerial Map



CONTEXTUAL MAPS 1

11-SA-23-F



Case boundary





Andrea Kupfer <andrea.kupfer@knoxplanning.org>

11-SA-23-F Final Plat of Carter Ridge Phase V Lots 248 to 269 and Lot 311 to 321

2 messages

Frankie Ramos <frankie.ramos@knoxplanning.org> Fri, Nov 3, 2023 at 4:17 PM
To: oakland.knox@gmail.com, "hamiltonr1968@yahoo.com" <hamiltonr1968@yahoo.com>
Cc: Andrea Kupfer <andrea.kupfer@knoxplanning.org>, Michelle Portier <michelle.portier@knoxplanning.org>, Plat Review <plats@knoxplanning.org>

Hello,

Regarding the final plat for Carter Ridge Phase V Lots 248 to 269 and Lot 311 to 321 (11-SA-23-F). The metes and bounds describing the tracts around several lots are incorrect. Therefore per our subdivision regulations, when a plat is not ready for approval it must be denied. However, if the applicant agrees in writing to postpone, in this case to the December 14th meeting, the Planning staff can recommend postponement. Again please confirm that postponement is acceptable by the end of business on Monday, November 6th, otherwise Planning staff must recommend denial.

Respectfully,

--

Frankie Ramos-Castillo
Planning & Subdivision Specialist
865.215.3804



Knoxville-Knox County Planning | [KnoxPlanning.org](https://www.knoxplanning.org)
400 Main Street, Suite 403 | Knoxville, TN 37902

Frankie Ramos <frankie.ramos@knoxplanning.org> Mon, Nov 6, 2023 at 8:40 AM
To: Peter McClain <oakland.knox@gmail.com>, Andrea Kupfer <andrea.kupfer@knoxplanning.org>, Plat Review <plats@knoxplanning.org>
Cc: Randall Hamilton <hamiltonr1968@yahoo.com>

Thank you for your understanding.

On Fri, Nov 3, 2023 at 4:43 PM Peter McClain <oakland.knox@gmail.com> wrote:

Thanks Frankie,
Yes I would like to postpone to Dec. 14th. I'll talk to Randy and get it fixed.
Thanks,
Peter McClain, Oakland LLC

On Nov 3, 2023, at 4:17 PM, Frankie Ramos <frankie.ramos@knoxplanning.org> wrote:

[Quoted text hidden]

[Quoted text hidden]



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

8-22-23
Date Filed

November 9, 2023
Meeting Date (if applicable)

Affiliation

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

192 CABOT LN
Address

Rockwood TN
City State

37854
ZIP

865-583-9703
Phone

hamilton R 1968 @ Yahoo.com
Email

CURRENT PROPERTY INFO

OAKLAND LLC.
Property Owner Name (if different)

2724 HAWK HAVEN LN, Knoxville, TN 37931 / 865-759-4342
Property Owner Address

865-759-4342
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.
General Location

8.3021 Acres
Tract Size

City County
District

8
District

PR 1-2.5 du/ac
Zoning District

AgForVac
Existing Land Use

East County
Planning Sector

LDR
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Proposed Subdivision Name <i>Final Plat of CARTER Ridge Phase V Lots 248 to 269³¹¹ 321</i>	Related Rezoning File Number
<input checked="" type="checkbox"/> Unit / Phase Number <i>✓</i> <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel <i>33</i>	Total Number of Lots Created
<input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

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

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Fee 1</td> <td style="width: 30%;"></td> <td style="width: 40%;">Total</td> </tr> <tr> <td style="color: red;">0203</td> <td style="color: red;">\$1,160</td> <td></td> </tr> <tr> <td style="color: red;">0208</td> <td style="color: red;">\$ 480</td> <td style="color: red;">\$1,640.00</td> </tr> <tr> <td>Fee 3</td> <td></td> <td></td> </tr> </table>	Fee 1		Total	0203	\$1,160		0208	\$ 480	\$1,640.00	Fee 3		
Fee 1		Total											
0203	\$1,160												
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

<i>W.J. Moore + Ass</i> Applicant Signature	<i>Randall Hamilton</i> Please Print	<i>8-22-23</i> Date
<i>865-583-9703</i> Phone Number	<i>hamilton R 1968 @ Yahoo.com</i> Email	
<i>Pete McKine</i> Property Owner Signature	<i>Pete McKine</i> Please Print	SG, 08/22/2023 <i>8-22-23</i> Date Paid



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

11/9/2023

11-SA-23-F

Date Filed _____ Meeting Date (if applicable) _____ 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 _____ **2724 Hawk Haven Ln Knoxville TN 37931** _____ **865-719-4342 / oakland.knox@** _____

Owner Name (if different) _____ Owner Address _____ Owner Phone / Email _____

0 Madison Oaks Rd.

Property Address _____

74 00205

8.3021 acres

Parcel ID _____ Part of Parcel (Y/N)? _____ Tract Size _____

Knoxville Utilities Board

Knoxville Utilities Board

No

Sewer Provider _____ Water Provider _____ 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

Planned Growth Area

Planning Sector _____ Sector Plan Land Use Classification _____ 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	
_____ <input checked="" type="checkbox"/> Resub Parcels	33
Unit / Phase Number	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 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.

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