

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**  
**CONCEPT PLAN**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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Knoxville, Tennessee 37902  
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**File Number:** 1-SD-18-C                      **Related File Number:** 1-G-18-UR  
**Application Filed:** 11/27/2017              **Date of Revision:**  
**Applicant:** SCOTT WILLIAMS

## PROPERTY INFORMATION

**General Location:** West side of Fretz Rd., north side of Hatmaker Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 070                      **Jurisdiction:** County  
**Size of Tract:** 32.69 acres  
**Accessibility:** Access is via Fretz Rd., a local street with a 16' pavement width within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:** North: Residences - PR (Planned Residential)  
South: Hatmaker Rd. & I-40 / I-75 - A (Agricultural) and Town of Farragut  
East: Residences - A (Agricultural)  
West: Vacant land - PR (Planned Residential)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 3.46 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 905 Fretz Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) pending  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Fretz Road Subdivision

**No. of Lots Proposed:** 113      **No. of Lots Approved:** 0

**Variances Requested:**

1. Horizontal curve variance on Road D from STA 1+02.02 to STA 1+46.57, from 250' to 100'.
2. Horizontal curve variance on Road D from STA 3+17.13 to STA 3+68.19, from 250' to 100'.
3. Horizontal curve variance on Road F from STA 2+11.99 to STA 3+75.78, from 250' to 100'.
4. Vertical curve variance on Road D at STA 1+04.99 for the K value from k=25 to k=16.5 and length of curve from 275' to 181.5'.
5. Vertical curve variance on Road E at STA 0+90.29 for the K value from k=25 to k=15 and length of curve from 150' to 90'.
6. Vertical curve variance on Road F at STA 1+10.93 for the K value from k=25 to k=15 and length of curve from 112.5' to 67.5'.

**S/D Name Change:**

### **OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

### **MPC ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE variances 1-5 because the site's shape and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.  
DENY variance 6.

APPROVE the Concept Plan subject to 11 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Implementation of the recommended improvements identified in the Traffic Impact Study for the Fretz Road Subdivision (905 Fretz Road) prepared by Cannon & Cannon, Inc., dated December 21, 2017 as revised and approved by the Knox County Department of Engineering and Public Works, Planning Commission and Town of Farragut staff. Any required improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works and the Town of Farragut (for the street improvements to N. Campbell Station Rd.). The widening improvements to Fretz Rd. shall be approved (by Knox County Department of Engineering and Public Works) and completed prior to any final plat being submitted for consideration by the Planning Commission. The north bound left turn lane improvements on N. Campbell Station Rd. at the intersection with Fretz Rd., shall be reviewed and approved by the Town of Farragut. The turn lane improvements shall be completed prior to the issuance of the 47th building permit for the subdivision.
4. Installation of sidewalks on at least one side of all streets as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
5. The grading plan shall be revised so that the site grading around the Childress property (Tax Parcel 130-069) will not encroach into a 5' buffer adjoining the property lines. The grading limits shall be clearly marked in the field prior to any site grading.
6. Revising the concept plan and street profiles to identify Road D and Road F as the same street. The three horizontal curve variances are based on the single street designation.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and the U.S. Army Corps of Engineers for any alteration to the designated wetland and existing pond on the site. The final determination regarding the proposed alteration of these two features may require a modification of the layout of the subdivision.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common areas and drainage system.
10. On the final plat, including the sight distance easement across Lot 29 on the inside of the horizontal curve.
11. A final plat application based on this concept plan will not be accepted for review by the MPC until

certification of design plan approval has been submitted to the Planning Commission staff and the required widening of Fretz Rd. is completed.

**Comments:**

The applicant is proposing to subdivide this 32.69 acre tract into 113 detached residential lots at a density of 3.46 du/ac. The Planning Commission recommended approval of the rezoning of the property to PR (Planned Residential) at a density of up to 4 du/ac on December 14, 2017. The Knox County Commission will consider the rezoning on January 22, 2018. Access to the proposed subdivision will be from Fretz Rd. approximately 163' south of Woodhollow Ln., the entrance street for Brandywine at Turkey Creek Subdivision. Sidewalks are being provided on one side of all streets within the subdivision as an amenity.

There is a small designated wetland and an established pond on the property that will be impacted by the proposed subdivision. The applicant will be required to submit an application to the Tennessee Department of Environment and Conservation and the U.S. Army Corps of Engineers for any alteration to the designated wetland and potentially the existing pond on the site. The final determination regarding the proposed alteration of these two features may require a modification of the layout of the subdivision.

A Traffic Impact Study prepared by Cannon & Cannon, Inc. was submitted for the proposed subdivision. The Traffic Impact Study has been reviewed by Planning Commission, Knox County Engineering and Town of Farragut staff. Based on the study, staff is requiring the developer to widen of Fretz Rd. to minimum width of 20 feet, from the intersection of Fretz Rd. and Woodhollow Ln. south to a distance of approximately 80' south of the proposed subdivision entrance to allow for a taper back to the existing pavement width. These improvements shall be approved and completed prior to any final plat being submitted for consideration by the Planning Commission for this subdivision. The north bound left turn lane improvement on N. Campbell Station Rd. at the intersection with Fretz Rd., as identified in the Traffic Impact Study, requires approval from the Town of Farragut. The turn lane improvements to N. Campbell Station Rd. shall be completed prior to the issuance of the 47th building permit for the subdivision.

**Action:**

Approved

**Meeting Date:** 1/11/2018

**Details of Action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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5. The grading plan shall be revised so that the site grading around the Childress property (Tax Parcel 130-069) will not encroach into a 5' buffer adjoining the property lines. The grading limits shall be clearly marked in the field prior to any site grading.
6. Revising the concept plan and street profiles to identify Road D and Road F as the same street. The three horizontal curve variances are based on the single street designation.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and the U.S. Army Corps of Engineers for any alteration to the designated wetland and existing pond on the site. The final determination regarding the proposed alteration of these two features may require a modification of the layout of the subdivision.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common areas and drainage system.
10. On the final plat, including the sight distance easement across Lot 29 on the inside of the horizontal curve.
11. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the Planning Commission staff and the required widening of Fretz Rd. is completed.

**Summary of Action:** APPROVE variances 1-5 because the site's shape and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.  
DENY variance 6.  
APPROVE the Concept Plan subject to 11 conditions

**Date of Approval:** 1/11/2018

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Chancery Court

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**