

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 11-SA-10-C **Related File Number:**
Application Filed: 9/27/2010 **Date of Revision:**
Applicant: BRANDYWINE AT TURKEY CREEK

PROPERTY INFORMATION

General Location: West side of Fretz Rd., southwest of N. Campbell Station Rd.
Other Parcel Info.:
Tax ID Number: 130 07203 **Jurisdiction:** County
Size of Tract: 13.32 acres
Accessibility: Access is via Fretz Rd., a local street with a minimum pavement width at some locations of only 14' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land and residences / NZ (No Zone) Town of Farragut & A (Agricultural)
South: Vacant land and residence / A (Agricultural)
East: Residences / A (Agricultural)
West: Vacant land / PR (Planned Residential)
Proposed Use: Detached Residential Subdivision **Density:** 4.58 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:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
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: Brandywine at Turkey Creek

No. of Lots Proposed: 61 No. of Lots Approved: 61

Variances Requested: 1. Horizontal curve variance at STA 11+58 from 250' to 150'.
2. Horizontal curve variance at STA 13+55 from 250' to 150'.

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 & 2 because the site's shape restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.
APPROVE the revised Concept Plan subject to 10 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Implementing the following off-site street improvements: Widening of Fretz Rd. from the entrance of the Subdivision north to N. Campbell Station Rd. The section of Fretz Rd. within Knox County jurisdiction shall be widened to a width of at least 20' with a taper south of the Subdivision entrance down to the existing pavement width and a pavement transition at the north end to the approved street design within the Town of Farragut. The section of Fretz Rd. within the Town of Farragut jurisdiction, including the realignment of the intersection of Fretz Rd. and N. Campbell Station Rd., shall meet the design and approval requirements of the Town of Farragut. The design plans for these improvements shall be approved and a surety posted with the applicable jurisdiction to guarantee completion of the improvements prior to the Planning Commission's approval of the Phase One Final Plat (maximum of 39 lots) for the subdivision. Written documentation from the Knox County Department of Engineering and Public Works and the Town of Farragut certifying that this condition has been met must be provided to Planning Commission Staff prior to the day of the Planning Commission meeting at which the final plat will be considered.
4. Until certification is provided to the Planning Commission Staff from the Knox County Department of Engineering and Public Works and the Town of Farragut that the improvements identified in condition #3 above have been completed, no more than 15 building permits shall be issued for this subdivision.
5. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, amenities area and drainage system.
8. On the final plat, including the sight distance easement across Lots 40-42 as identified on the concept plan with the restriction on placement of any structure or vegetation within the easement that will restrict sight visibility through the horizontal curve.
9. Providing the sidewalk (meeting American Disability Act (ADA) standards) identified on the concept plan.
10. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the PR zone.

Comments: A Concept Plan was approved for this site on February 12, 2009 for a detached residential subdivision with up to 66 lots. The revised concept plan has a total of 61 residential lots. One of the conditions of the approval required street improvements for Fretz Rd. be completed before a final plat for the subdivision could go before the Planning Commission for approval. The applicant is coming back before the Planning Commission to request a change to the condition allowing the posting of a bond or other form of surety to guarantee completion of the improvements to Fretz Rd., and not requiring the actual improvements to the street prior to approval of the plat.

After consulting with the Knox County Department of Engineering and Public Works and the Town of Farragut, Staff is recommending a revision to the previous condition as identified in conditions 3 and 4 above.

Action: Approved **Meeting Date:** 4/14/2011

Details of Action:

Summary of Action: APPROVE variances 1 & 2 because the site's shape restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.
APPROVE the revised Concept Plan subject to 10 conditions.

Date of Approval: 4/14/2011 **Date of Denial:** **Postponements:** 11/10/2010-3/10/2011

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:**