

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SB-20-C Related File Number: 12-C-20-UR
Application Filed: 10/26/2020 Date of Revision:
Applicant: S & E PROPERTIES

PROPERTY INFORMATION

General Location: East side of Everett Rd., West terminus of Hatmaker Ln., southwest of N. Campbell Station Rd., north of I-40 / I-75

Other Parcel Info.:

Tax ID Number: 141 082, 08203 OTHER: & 129 16413 **Jurisdiction:** County

Size of Tract: 69.74 acres

Accessibility: Access is via Hatmaker Ln., a local street with approximately 18 ft pavement width within a required right-of-way of 50 ft, and Fretz Rd., a local street with approximately 15 ft pavement width within a required right-of-way of 50 ft. Hatmaker Ln right-of-way abuts the I-40 / I-75 interstate right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential & Vacant land

Surrounding Land Use: North: Residences - A (Agricultural)
South: Interstate & Residences - Town of Farragut
East: Residences and vacant land - A (Agricultural) & RA (Low-Density Residential)
West: Residences and vacant land - A (Agricultural)

Proposed Use: Detached residential subdivision **Density:** 2.18 du/ac

Sector Plan: Northwest County **Sector Plan Designation:**

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 0 Everett Rd., 0 Pine Creek Rd., & 0 Hatmaker Ln.

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: Hatmaker Ln. Subdivision

No. of Lots Proposed: 155 No. of Lots Approved: 0

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

- 1) REDUCE THE MINIMUM VERTICAL CURVE RADIUS ON HATMAKER LANE FROM K=25 TO 17.31 AT STA 27+66.86 TO 28+65.03
- 2) [Planning Commission eliminated double frontage requirement, variance not required] REDUCE THE 25' COMMON AREA BUFFER STRIP FOR DOUBLE FRONTAGE LOTS TO ALLOW A 25' LANDSCAPE BUFFER EASEMENT FOR LOTS 1-10 AND 16-33.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON HATMAKER LANE FROM 250-FT TO 200-FT AT STA 1+16 TO 2+38
- 2) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON HATMAKER LANE FROM 250-FT TO 200-FT AT STA 24+12 TO 26+56
- 3) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'A' FROM 250-FT TO 200-FT AT STA 3+22 TO 6+24

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

- 1) INCREASING THE MAXIMUM ROAD GRADE AT INTERSECTIONS ON HATMAKER LANE AND ROAD 'A' TO A MAXIMUM OF 3%

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE variances 1-2, and alternative design standards 1-3 on the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

- Staff Recomm. (Full):
- 1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
 - 2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
 - 3. Installation of a minimum of 4 large maturing trees per 100 feet within the 25' landscape easement on the I-40/I-75 frontage per variance #2. A landscaping plan must be provided to Planning staff for review and approval before design plan approval. Trees should be selected from the City of Knoxville's Tree List and no single tree species shall be more than 50% of those to be installed. A final plat application will not be accepted for review by Planning staff until this landscaping is installed or a bond is posted with the Knox County Department of Engineering and Public Works to guarantee such installation.
 - 4. Providing documentation during design plan review that the right-of-way radius for Hatmaker Lane as it enters the subject site does not encroach into parcel 142-00101 (12205 Hatmaker Lane) unless the property owner agrees to this modification of their property. Knox County Engineering and Public Works has the authority to reduce the right-of-way dedication requirement during design plan review if it is deemed appropriate for this location.
 - 5. Implementation of the recommended improvements identified in the Traffic Impact Study for the Hatmaker Lane Subdivision prepared by Ajax Engineering, dated April 2020, and as revised and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. Any required improvements shall be installed to the standards approved 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 the maintenance of the common area, amenities and drainage system.

8. Placing a note on the final plat that all lots will have access only to the internal street system.

9. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments:

The applicant is proposing to subdivide this 69.74-acre tract into 155 detached residential lots and common area at a density of 2.22 du/ac. The previous concept plan was withdrawn during the May 14, 2020 Planning Commission meeting. The property was rezoned to PR (Planned Residential) up to 3 du/ac under two separate rezoning applications, September 2006 (8-E-06-RZ) and April 2016 (3-G-16-RZ).

This property is located on the north side of the I-40 / I-75 interstate. The proposed subdivision is at the west end of Hatmaker Lane, a local street, and east of Everett Road, a major collector up to the Town of Farragut boundary line. The proposed subdivision would be served by a public street that continues Hatmaker Lane with access out to N Campbell Station Road by Fretz Road.

TDOT has a project in the 2034 horizon year listed in the Knoxville Regional Transportation Planning Organization Mobility Plan that may impact the rear lots along Hatmaker Lane (Road "A") of the subdivision. This project is an expansion of I-40 / I-75 from 6 to 8 lanes. The current extents of the project only reach out to N Campbell Station Road, but with a new Mobility Plan now in the works the extents and horizon year 2034 could change. The impact to lots 1-38 is possible high noise and a possible sound barrier wall with any modifications to I-40/I-75 within this area.

Action:

Approved as Modified

Meeting Date: 2/11/2021

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. [Removed by Planning Commission]
4. Providing documentation during design plan review that the right-of-way radius for Hatmaker Lane as it enters the subject site does not encroach into parcel 142-00101 (12205 Hatmaker Lane) unless the property owner agrees to this modification of their property. Knox County Engineering and Public Works has the authority to reduce the right-of-way dedication requirement during design plan review if it is deemed appropriate for this location.
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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 the maintenance of the common area, amenities and drainage system.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Summary of Action:

APPROVE variance 1 [Eliminated requirement for variance #2], and alternative design standards 1-3 on the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

Date of Approval:

2/11/2021

Date of Denial:

Postponements:

12/10/2020 -
1/14/2021

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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: