

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: 2-SA-09-C **Related File Number:** 2-B-09-UR
Application Filed: 12/29/2008 **Date of Revision:**
Applicant: TENNESSEE INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: West side of Fretz Rd. southwest of N. Campbell Station Rd.
Other Parcel Info.:
Tax ID Number: 130 68 & 72.02 **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: Residence
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:** 4.95 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: 66 No. of Lots Approved: 66

Variances Requested: 1. Horizontal curve variance on Road A beginning at Sta 11+39 from 250' to 125'.

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 variance 1 because the site's shape and existing residence restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Revising the concept plan to provide for a vehicular and pedestrian connection between this subdivision and the Towering Oaks subdivision also under review at this meeting (2-SB-09-C / 2-C-09-UR).
4. Implementing the following off-site street improvements: a) If this subdivision moves forward prior to the Towering Oaks subdivision, this applicant shall be responsible for the 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. These improvements shall be approved and completed prior to any final plat being submitted for consideration by the Planning Commission. b) If this subdivision moves forward after the Towering Oaks subdivision, and the widening and realignment improvements to Fretz Rd. are completed, this applicant shall be responsible for adding a north bound left turn lane on N. Campbell Station Rd. at the realigned intersection with Fretz Rd. subject to the design and approval requirements of the Town of Farragut. These improvements shall be approved and completed prior to any final plat being submitted for consideration by the Planning Commission.
5. The Boulevard entrance design is subject to approval by the Knox County Department of Engineering and Public Works.
6. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. 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.
9. On the final plat, including a sight distance easement across the 1.13 acre lot for the existing residence, at the horizontal curve identified above in the listed variance.
10. Providing the sidewalk (meeting American Disability Act (ADA) standards) identified on the concept plan, with a revision to allow for the pedestrian connection to the Towering Oaks subdivision identified in condition #3 above.
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 MPC staff and the required street improvements identified in condition #4 above have been completed.

Comments: The applicant is proposing to subdivide a 13.32 acre tract into 66 detached residential lots at a density of 4.95 du/ac. Access to the proposed subdivision will be from Fretz Rd., a local street with a minimum pavement width at some locations of only 14' with access out to N. Campbell Station Rd.

The Planning Commission had previously approved a concept plan for this site on September 11, 2008 (8-SA-08-C/8-H-08-UR). That concept plan was for a detached and attached residential subdivision with 198 lots on 40.97 acres. The property included in that proposal had been rezoned to PR (Planned Residential) at a density of up to 5 du/ac through four separate rezoning requests with the first approval in August, 2006 and the most recent approval in December, 2008. The property owners/developers involved with that concept plan approval have decided not to move forward with the single subdivision and have now submitted two separate subdivisions (both on this agenda: 2-SA-09-C/2-B-09-UR & 2-SB-09-C/2-C-09-UR) with no connection between the two developments.

A Traffic Impact Study prepared by Site Incorporated was submitted for the previous subdivision approval. Planning Commission and Knox County Engineering Staff had reviewed the Traffic study and coordinated a review with the Town of Farragut Staff. Based on that study it was identified that in addition to the widening of Fretz Rd. and the realignment of the intersection of Fretz Rd. and N. Campbell Station Rd., a north bound left turn lane on N. Campbell Station Rd. at the realigned intersection with Fretz Rd. was warranted. While the subdivision of the property is now being processed as two separate developments the need for the off-site street improvements has not changed. Staff has recommended a condition (Condition #4) on implementation of off-site street improvements to Fretz Rd. and Campbell Station Rd. based on the which development moves forward first. The off-site street improvements identified in Condition #4 must be completed prior to the submission of a final plat for the subdivision.

Staff has also recommended a condition (#3) for both subdivisions requiring the concept plans to be revised to include both a vehicular and pedestrian connection between the two. This will enhance connectivity between the two subdivisions and the surrounding area.

A recreational amenity area including a clubhouse and pool is proposed for this subdivision. Sidewalks are being provided on the north side of the street within the subdivision to promote safe pedestrian access to the amenity area. Staff is recommending the connection to the sidewalk system within Towering Oaks subdivision.

MPC Action:

Approved as Modified

MPC Meeting Date: 2/12/2009

Details of MPC action:

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. (Deleted by MPC).
4. Implementing the following off-site street improvements: a) If this subdivision moves forward prior to the Towering Oaks subdivision, this applicant shall be responsible for the 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. These improvements shall be approved and completed prior to any final plat being submitted for consideration by the Planning Commission. B) If this subdivision moves forward after the Towering Oaks subdivision, and the widening and realignment improvements to Fretz Rd. are completed, this applicant shall be responsible for adding a north bound left turn lane on N. Campbell Station Rd. at the realigned intersection with Fretz Rd. subject to the design and approval requirements of the Town of Farragut. These improvements shall be approved and completed prior to any final plat being submitted for consideration by the Planning Commission.
5. The Boulevard entrance design is subject to approval by the Knox County Department of Engineering and Public Works.
6. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. 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.
9. On the final plat, including a sight distance easement across the 1.13 acre lot for the existing residence, at the horizontal curve identified above in the listed variance.
10. (Modified by MPC) Providing the sidewalk (meeting American Disability Act (ADA) standards) identified on the concept plan.
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 MPC staff and the required street improvements identified in condition #4 above have been completed.

Summary of MPC action:

APPROVE variance 1 because the site's shape and existing residence restrict compliance with the

Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions

Date of MPC Approval: 2/12/2009

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: