

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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File Number: 2-SB-09-C **Related File Number:** 2-C-09-UR
Application Filed: 12/29/2008 **Date of Revision:**
Applicant: TOWERING OAKS PARTNERSHIP

PROPERTY INFORMATION

General Location: North side of Hatmaker Ln., west of Fretz Rd.
Other Parcel Info.:
Tax ID Number: 130 PART OF 73.01 **Jurisdiction:** County
Size of Tract: 26.25 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, and Hatmaker Ln., a local street with an 18' pavement width within a required right-of-way of 50'

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land / NZ (No Zone) Town of Farragut
South: I-40/I-75 / NZ (No Zone) Town of Farragut
East: Vacant land / A (Agricultural)
West: Residences / A (Agricultural) & RA (Low Density Residential)
Proposed Use: Detached residential subdivision **Density:** 4.72 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: Towering Oaks

No. of Lots Proposed: 124 No. of Lots Approved: 124

Variations Requested:

1. Horizontal curve variance on Road A beginning at Sta 0+57, from 250' to 165'.
2. Horizontal curve variance on Road A beginning at Sta 10+71, from 250' to 125'.
3. Horizontal curve variance on Road A beginning at Sta 16+28, from 250' to 125'.
4. Horizontal curve variance on Road A beginning at Sta 24+24, from 250' to 175'.
5. Horizontal curve variance on Road C beginning at Sta 7+34, from 250' to 175'.
6. Vertical curve variance on Road A at Sta 27+83, from 102.5' to 80'.

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 - 6 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 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 names which are 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 Brandywine at Turkey Creek subdivision also under review at this meeting (2-SA-09-C / 2-B-09-UR).
4. Implementing the following off-site street improvements: a) If this subdivision moves forward prior to the Brandywine at Turkey Creek subdivision, this applicant shall be responsible for widening Fretz Rd. from the intersection of Fretz Rd. and Hatmaker Ln. 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 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 Brandywine at Turkey Creek subdivision, and the widening and realignment improvements to Fretz Rd. are completed, this applicant shall be responsible for widening Fretz Rd. from the intersection of Fretz Rd. and Hatmaker Ln. north to the entrance to Brandywine at Turkey Creek subdivision, to a width of at least 20' (subject to approval by the Knox County Department of Engineering and Public Works), and 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. 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 and drainage system.
8. On the final plat, including the sight distance easements across Lots 42, 43 and 84 on the inside of the horizontal curves identified above as variances 2 and 3.
9. Providing the sidewalks (meeting American Disability Act (ADA) standards) identified on the concept plan, with a revision to allow for the pedestrian connection to the Brandywine at Turkey Creek subdivision identified in condition #3 above.
10. Any subdivision or development of the 3.8 acre portion of Tax Parcel 130-07301 that is located within the Town of Farragut is subject to review and approval by the Town of Farragut.
11. If an official determination is made that the Town boundary for the Town of Farragut as depicted on

the Concept Plan is in error, the Concept Plan shall be revised subject to approval by Planning Commission Staff. This official determination must be made (with written documentation) prior to acceptance of a final plat for this subdivision.

12. 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 26.25 acre tract into 124 detached residential lots at a density of 4.72 du/ac. Access to the proposed subdivision will be from Hatmaker Ln. which requires traveling on Fretz Rd., a local street with a minimum pavement width at some locations of only 14'. With access out to N. Campbell Station Rd.

This is the fourth concept plan submitted for this site since October 12, 2006 with the most recent concept plan having been approved by the Planning Commission 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.

The only recreational amenity provided for this subdivision is a fenced walking area and sidewalks on one side of all streets. Staff is recommending the connection to the sidewalk system within Brandywine at Turkey Creek subdivision.

In reviewing the previous concept plan, a discrepancy was found between the KGIS data base and the Annexation Referendum for the Town of Farragut boundary line as it relates to this property. The Town's attorney is researching this issue. If an official determination is made that the Town boundary for the Town of Farragut as depicted on the Concept Plan is in error, the Concept Plan shall be revised subject to approval by Planning Commission Staff.

Action:

Approved as Modified

Meeting Date: 2/12/2009

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street names which are 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 Brandywine at Turkey Creek subdivision, this applicant shall be responsible for widening Fretz Rd. from the intersection of Fretz Rd. and Hatmaker Ln. 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 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 Brandywine at Turkey Creek subdivision, and the widening and realignment improvements to Fretz Rd. are completed, this applicant shall be responsible for widening Fretz Rd. from the intersection of Fretz Rd. and Hatmaker Ln. north to the entrance to Brandywine at Turkey Creek subdivision, to a width of at least 20' (subject to approval by the Knox County Department of Engineering and Public Works), and 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. 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 and drainage system.
 8. On the final plat, including the sight distance easements across Lots 42, 43 and 84 on the inside of the horizontal curves identified above as variances 2 and 3.
 9. (Modified by MPC) Providing the sidewalks (meeting American Disability Act (ADA) standards) identified on the concept plan.
 10. Any subdivision or development of the 3.8 acre portion of Tax Parcel 130-07301 that is located within the Town of Farragut is subject to review and approval by the Town of Farragut.
 11. If an official determination is made that the Town boundary for the Town of Farragut as depicted on the Concept Plan is in error, the Concept Plan shall be revised subject to approval by Planning Commission Staff. This official determination must be made (with written documentation) prior to acceptance of a final plat for this subdivision.
 12. 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 Action:

APPROVE variances 1 - 6 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions

Date of 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: