

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 3-SB-20-C **Related File Number:** 3-K-20-UR
Application Filed: 1/27/2020 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: North side of Hatmaker Ln., west of Fretz Rd., north of I-40 / I-75
Other Parcel Info.:
Tax ID Number: 130 07304 **Jurisdiction:** County
Size of Tract: 23 acres
Accessibility: Access is via 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 / Town of Farragut (FAR: R-2)
South: I-40/I-75 / Town of Farragut (FAR: R-1)
East: Houses, Vacant land / PR (Planned Residential)
West: Houses / A (Agricultural) & RA (Low Density Residential)
Proposed Use: Detached residential lots **Density:** 3.70 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Farragut)
Neighborhood Context:

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

Street: 12059 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: Towering Oaks

No. of Lots Proposed: 85 No. of Lots Approved: 85

Variances Requested: Alternative Design Standards Approved by Knox County Engineering and Public Works:

- 1) Increase the maximum grade at an intersection from 1 percent to 2 percent on Road "A" at the Hatmaker Ln. intersection.
- 2) Reduction of the minimum street grade from 2 percent to 1 percent on Road "B" between STA 0+00 and 2+00.

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 the Concept Plan subject to 12 conditions.

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
 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 October Park Subdivision prepared by Cannon & Cannon, Inc., dated October 24, 2018 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.).
 4. The developer shall be responsible for widening Fretz Rd. to minimum width of 20 feet, from the intersection of Fretz Rd. and Lillibridge Crossing Ln. south to the connection with Hatmaker Ln. The improvements shall meet the requirements of the Knox County Department of Engineering and Public Works. These improvements shall be approved and completed prior to any final plat being submitted to Planning Commission staff for consideration of approval.
 5. The north bound left turn lane improvements on N. Campbell Station Rd. at the intersection with Fretz Rd., shall be reviewed, approved and meet all the requirements of the Town of Farragut. No more than 45 lots within the Towering Oaks Subdivision shall be platted before the left turn lane improvements on N. Campbell Station Rd. are completed.
 6. Providing a cul-de-sac turnaround at the end of Road "A", subject to review and approval by the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision.
 7. Providing a fee simple access strip with a minimum width of 10' to Road "A" for the Dog Park amenity.
 8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 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 area, amenities, and drainage system.
 10. Correcting Concept Plan note #6 on the Final Plat to state, "All lots are to have access from the internal streets only."
 11. Any subdivision or development of the portion of the property that is located within the Town of Farragut is subject to review and approval by the Town of Farragut.
 12. A final plat application based on this concept plan will not be accepted for review 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 23 acre tract (area outside of Town of Farragut) into 85 detached residential lots at a density of 3.70 du/ac. Access to the proposed subdivision will be from Hatmaker Ln. This is the seventh concept plan submitted for this site since October 12, 2006. The most recent approval was in 2018 and included 70 detached and 27 attached residential dwellings. This proposal was not required to update the 2018 Traffic Impact Study because the number of dwelling units is less than the previous Concept Plan which submitted a TIS and it was completed recent enough that the traffic counts and assumptions within the study should still be accurate.

Road A extends to the rear of the property and along the north development boundary, adjacent to the property within the Town of Farragut. Any subdivision or development of the portion of the property that is located within the Town of Farragut is subject to review and approval by the Town of Farragut. Road A is proposed without a turn around and proposed to be extended sometime in the future. Staff is recommending a condition that a cul-de-sac be installed because it is not know if or when the road will be extended. The subdivision regulations do not allow of public road to terminate without a cul-de-sac or some other acceptable turn around.

The amenity for the development is proposed to be a dog park located behind lots 24-39. Staff is recommending a 10' fee simple access strip be provided to Road A rather than the 10' easement which is proposed for the northern portion of the access. When the cul-de-sac is added to the end of Road A, the 10' access should not need to extend in front of lot 24 as it is currently proposed. Staff is also recommending a Type B landscape screen along the east property line of the dog park for a buffer to the adjacent subdivision.

Action: Approved **Meeting Date:** 3/12/2020

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 12 conditions.

Date of Approval: 3/12/2020 **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:**