CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	4-SB-14-C	Related File Number:
Application Filed:	2/24/2014	Date of Revision:
Applicant:	BRANDYWINE AT TURKEY C	REEK, LLC

PROPERTY INFORMATION

General Location:	West side of Fretz Rd., west end of Woodhollow Ln.		
Other Parcel Info.:			
Tax ID Number:	130 07204	Jurisdiction:	County
Size of Tract:	6.26 acres		
Accessibility:	Access is via Woodhollow Ln., a local street with a minimum p way.	avement width o	f 26' within a 50' right-of-

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:	North: Vacant land and residences / NZ (No Zone) Town of Farragut, PR (Planned Residential) & A (Agricultural) South: Vacant land / A (Agricultural) East: Residences / PR (Planned Residential) West: Vacant land / PR (Planned Residential)		
Proposed Use:	Detached Residentia	I Subdivision	Density: 3.51 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:

941 Fretz Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

PR (Planned Residential)

Current Zoning: Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)



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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Brandywine at	Turkey Creek	
No. of Lots Proposed:	22	No. of Lots Approved:	22
Variances Requested:			+58 on Woodhollow Ln., from 250' +55 on Woodhollow Ln., from 250'

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 and 2 because the site's shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.		
	APPROVE the Concept Plan subject to 4 conditions		
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the Americans with Disabilities Act (ADA), The sidewalks shall be installed at the time the street improvements are installed for the subdivision. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 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 within the PR zoning district.		
Comments:	The applicant is proposing to subdivide this 6.26 acre tract into 22 detached residential lots at a density of 3.51 du/ac. This is the second phase of Brandywine at Turkey Creek Subdivision. Access to the proposed subdivision will be an extension of Woodhollow Ln. which has access off of Fretz Rd.		
	The Planning Commission had previously approved a concept plan for this subdivision (2-SA-09-C/2-B- 09-UR) on February 12, 2009. That concept plan has expired. A Traffic Impact Study was submitted for the previous subdivision approval. The required off-site street improvements, which included the widening of Fretz Rd. from the subdivision entrance back to N. Campbell Station Rd. and the realignment of the Fretz Rd. at its intersection with N. Campbell Station Rd., have been completed.		
Action:	Approved Meeting Date: 4/10/2014		
Details of Action:			
Summary of Action:	APPROVE variances 1 and 2 because the site's shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.		
	APPROVE the Concept Plan subject to 4 conditions		
Date of Approval:	4/10/2014Date 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:

to 175'. to 175'. If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: