

**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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400 Main Street  
Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 5-SA-16-C                      **Related File Number:** 5-D-16-UR  
**Application Filed:** 3/28/2016              **Date of Revision:**  
**Applicant:** NEW DESTINY 2 LLC

**PROPERTY INFORMATION**

**General Location:** North side of Hatmaker Ln., west of Fretz Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 PART OF 07302                      **Jurisdiction:** County  
**Size of Tract:** 30.25 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: Vacant land / PR (Planned Residential) & A (Agricultural)  
West: Residences / A (Agricultural) & RA (Low Density Residential)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 2.91 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:** 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 Village, Phase 1

No. of Lots Proposed: 67                      No. of Lots Approved: 67

Variances Requested: 1. Horizontal curve variance on Road A at STA 0+57, from 250' to 175'.  
2. Horizontal curve variance on Road A at STA 10+71, 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 variances 1 and 2 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. The developer shall be responsible for widening Fretz Rd. to minimum width of 20 feet, from the intersection of Fretz Rd. and Woodhollow 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 for consideration by the Planning Commission.
4. The future development site (8.78 acres) identified on the concept plan is subject to a separate review and approval by the Planning Commission. The Traffic Impact Study submitted with this application may have to be updated when the future development site comes back before the Planning Commission for review. The north bound left turn lane improvement on N. Campbell Station Rd. at the intersection with Fretz Rd., as identified in the Traffic Impact Study prepared by Fulghum MacIndoe, is not required for this Phase 1 development of 67 detached residential lots. This improvement would be required for any future development of the site.
5. Installation of sidewalks on at least one side of all streets. The side of the street that the sidewalks are to be located on shall be worked out with the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act ( ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
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 and drainage system.
10. On the final plat, including the sight distance easement across Lot 24 on the inside of the horizontal curve identified above as variance 2.
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 by the MPC until certification of design plan approval has been submitted to the MPC staff and Condition #3 listed above has been met.

Comments: The applicant is proposing to subdivide a 23 acre tract (area outside of Town of Farragut and excluding the acreage sold to the Brandywine at Turkey Creek developer) into 67 detached residential lots at a density of 2.91 du/ac. Access to the proposed subdivision will be from Hatmaker Ln. This is the fifth concept plan submitted for this site since October 12, 2006.

The future development site (8.78 acres) identified on the concept plan is subject to a separate review and approval by the Planning Commission. Street A on the concept plan will provide access to the northern portion of the site that is located 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.

A Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc. was submitted for the proposed subdivision and future development tract. Planning Commission and Knox County Engineering Staff have reviewed the Traffic Impact Study. Based on the study, staff is requiring the developer to widen of Fretz Rd. to minimum width of 20 feet, from the intersection of Fretz Rd. and Woodhollow Ln. south to the connection with Hatmaker Ln. These improvements shall be approved and completed prior to any final plat being submitted for consideration by the Planning Commission for this subdivision. The north bound left turn lane improvement on N. Campbell Station Rd. at the intersection with Fretz Rd., as identified in the Traffic Impact Study, is not required for this Phase 1 development of 67 detached residential lots. This improvement would be required for any future development of the site.

The applicant has identified a small amenity area with a pavilion at the northeast corner of the site. Staff is recommending that sidewalks be provided on one side of all streets to provide pedestrian connections between the lots and amenity area.

The applicant has requested a reduction of the peripheral setback from 35' to 15' along the eastern boundary of the subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts. The Brandywine at Turkey Creek subdivision at the northeast corner of the site was approved with a similar setback reduction.

**Action:** Approved **Meeting Date:** 5/12/2016

**Details of Action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
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 and drainage system.
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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.
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**Summary of Action:**

APPROVE variances 1 and 2 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

Date of Approval: 5/12/2016

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: