

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: 6-SE-07-C **Related File Number:** 6-H-07-UR
Application Filed: 5/7/2007 **Date of Revision:**
Applicant: REAL ESTATE DEVELOPMENT TRUST

PROPERTY INFORMATION

General Location: North side of Hatmaker Ln., west of Fretz Rd.
Other Parcel Info.:
Tax ID Number: 130 73.01 **Jurisdiction:** County
Size of Tract: 25.758 acres
Accessibility: Access is via Hatmaker Ln., a local street with an 18' pavement width within a required 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Town of Farragut / NZ (No Zone)
South: I-40/I-75, Town of Farragut / NZ (No Zone)
East: Vacant land / A (Agricultural)
West: Residences and vacant land / A (Agricultural) & RA (Low Density Residential)
Proposed Use: Attached residential subdivision **Density:** 4.74 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: 122 **No. of Lots Approved:** 122

Variances Requested:

1. Horizontal curve variance on Sawtooth Oak Way at Sta 3+00 from 250' to 100'.
2. Horizontal curve variance on Sawtooth Oak Way at Sta 12+00 from 250' to 100'.
3. Horizontal curve variance on Sawtooth Oak Way at Sta 17+00 from 250' to 100'.
4. Horizontal curve variance on Sawtooth Oak Way at Sta 27+00 from 250' to 100'.

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 - 4 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). All Joint Permanent Easements must have street designation of "Way".
3. Prior to commencing any grading activity on the site a 60' wide undisturbed buffer strip centered along the rear lot lines for lots 52 - 123 shall be clearly marked in the field. An undisturbed buffer strip shall also be clearly marked in the field for the 35' peripheral setback area along Lots 1 - 51 and in the common areas at the four 100' radius curves for Sawtooth Oak Way (outside of the sight distance easements). There shall be no clearing or grading allowed within the buffer strips during construction of the subdivision except as required for the grading of the streets. Clearing and grading may be permitted for placement of residences but in no case shall this occur within 20' of the rear property lines.
4. Paving Fretz Rd. to a minimum width of 20' as recommended in the Traffic Impact Study prepared by Site Incorporated. Plans for the design and timing of installation of the required widening shall be submitted for review and approval to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision. For that portion of Fretz Rd. (and its intersection with N. Campbell Station Rd.) that is located within the Town of Farragut, the design and timing requirements for the widening are subject to approval by the Town of Farragut.
5. The entrance gate design is subject to approval by the Knox County Fire Marshal's Office.
6. Identify all common areas on the concept plan and final plat.
7. Provide a minimum 25' curb return radii at edge of pavement and R-O-W at the intersection of Towering Oaks Way and Hatmaker Lane.
8. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the Joint Permanent Easements, common area and amenities and drainage system.
11. Identifying the line of sight easements across the common area at the four 100' corner radii along Sawtooth Oak Way on the final plat.
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.

Comments: The applicant is proposing to subdivide a 25.758 acre portion tract into 122 attached residential lots at a density of 4.74 du/ac. The Planning Commission had approved a previously approved a concept plan for this site on October 12, 2006 for 120 detached residential units. A new developer has an option on the property. The revised concept plan includes three additional lots, minor changes to the street layout and a change from detached to attached units. Each unit will still be located on an individual lot.

An Administrative plat has been submitted to change the lot line between tax parcels 073 and 07301 so

that this development parcel will fall completely outside of the Town of Farragut.

Access to the subdivision is via Hatmaker Ln., a local street with an 18' pavement width. However, access out to N. Campbell Station Rd. requires traveling on Fretz Rd., a local street with minimum pavement widths at some locations of only 14'. The traffic impact study that was required for the previous concept plan recommended widening of Fretz Rd. It is Staff's recommendation that the applicant pave Fretz Rd. to a minimum width of 20'. Pavement of the portion of Fretz Rd. that is located within the Town of Farragut will be subject to approval by the Town of Farragut.

Staff has expressed concern on the linear layout of the subdivision in combination with the smaller lot sizes. To reduce the visual impact of the layout and limited building area, Staff is recommending a condition on creating protected buffer strips throughout the development.

MPC Action: Approved **MPC Meeting Date:** 6/14/2007

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1 - 4 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 MPC Approval: 6/14/2007 **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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: