CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 7-SB-15-C Related File Number: 7-D-15-UR

Application Filed: 6/3/2015 Date of Revision:

Applicant: CAMPBELL STATION ROAD PARTNERS



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: West end of Woodhollow Ln., west of Fretz Rd. and north of Hatmaker Ln

Other Parcel Info.:

Tax ID Number: 130 07204 AND PART OF 07302 Jurisdiction: County

Size of Tract: 5.94 acres

Accessibility: Access is via Woodhollow Ln., a local street with a minimum pavement width of 26' within a 50' right-of-

way.

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 residential subdivision Density: 4.39 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)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Brandywine at Turkey Creek, Phase 3 Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested: 1. Horizontal curve variance on Woodhollow Ln at STA 3+13.56, from 250' to 200'.

2. Reverse curve tangent variance on Woodhollow Ln. at STA 3+13.56, from 50' to 0'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

APPROVE variances 1 and 2 because the site's shape restricts compliance with the Subdivision Staff Recomm. (Abbr.):

Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Staff Recomm. (Full): Health Department.

> 2. Installation of a sidewalks, as identified on the revised 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.

3. Relocation of the sewer line and manhole on the south side of Woodhollow Ln., in the area of the detention basin, outside of the pavement area for the proposed street and sidewalk.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public

5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

The applicant is proposing to add an additional 3.34 acre tract, that is zoned PR (Planned Residential), to the Brandywine at Turkey Creek Subdivision. The property which is located directly west of the existing subdivision is part of the property that was approved as a Concept Plan under the name of Towering Oaks. The approved Concept Plan for that property has expired. The applicant is proposing to extend Woodhollow Ln and add 14 additional lots into the subdivision. This proposed Concept Plan includes a total of 18 lots (14 new lots and the remaining 4 unplatted lots from the previous Concept Plan approval) and the common area for the existing detention basin and proposed Brandywine at Turkey Creek Clubhouse and amenity area. Under the new Concept Plan, Brandywine at Turkey Creek Subdivision will have a total of 75 lots and common area on 17.09 acres at a density of 4.39 du/ac.

The requested reduction of the peripheral setback is from 35' to 25' along the northern property line and from 35' to 15' along the western & southern property line as identified on the Concept Plan. The requested reduction of the peripheral setback is consistent with the reduction approved for the existing subdivision.

UPDATE FOLLOWING THE MPC MEETING OF JULY 9, 2015

The applicant has met with the residents concerning his proposed amenities package and the two parties have not come to any agreement on the proposal. Attached to this case you will find the applicant's proposed Amenities Area Plan and correspondence from both the applicant and the residents. A petition has also been submitted from the residents requesting that the Planning Commission deny this request.

Staff is recommending that the Planning Commission approve the concept plan and has recommended a condition regarding the amenities plan.

Action: Approved Meeting Date: 9/10/2015

Details of Action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

> 2. Installation of a sidewalks, as identified on the revised concept plan, meeting all applicable requirements of the Americans with Disabilities Act (ADA). The sidewalks shall be installed at the time

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Comments:

the street improvements are installed for the subdivision.

- 3. Relocation of the sewer line and manhole on the south side of Woodhollow Ln., in the area of the
- detention basin, outside of the pavement area for the proposed street and sidewalk.

 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works

5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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 5 conditions

Date of Approval: 9/10/2015 Date of Denial: Postponements: 7/9/2015

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:

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