

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Towering Oaks

Surveyor: Michael Brady, Inc.

No. of Lots Proposed: 120 **No. of Lots Approved:** 120

Variances Requested:

1. Horizontal curve variance at STA 2+81 on Perimeter Rd., from 250' to 100'.
2. Horizontal curve variance at STA 13+42 on Perimeter Rd., from 250' to 100'.
3. Horizontal curve variance at STA 18+86 on Perimeter Rd., from 250' to 100'.
4. Horizontal curve variance at STA 29+33 on Perimeter Rd., from 250' to 100'.
5. Corner radius variances for the edge of pavement for the four corners at the traffic circle intersection, from 25' to 9'.

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 - 5 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. Prior to commencing any grading activity on the site a 60' wide undisturbed buffer strip centered along the rear lot lines for lots 20 - 97 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 - 19 and 98 - 120 and in the common areas at the four 100' radius curves for Perimeter Rd. (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. Reducing the intersection grade of Perimeter Rd. on the west side of Center Rd. at the traffic circle to a maximum of 3%.
6. Elimination of the boulevard street design at the subdivision entrance.
7. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
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, recreational amenities and drainage system.
10. Identifying the line of sight easements across the common area at the four 100' corner radii along Perimeter Rd. on the final plat.
11. Meeting all requirements of the approved use on review development plan.
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 26.0 acre portion of a 43 acre tract into 120 detached residential lots. The remaining acreage is located within the Town of Farragut. The proposed density for the acreage under review is 4.62 du/ac. The Planning Commission recommended approval of a rezoning request (6-A-06-RZ) to PR (Planned Residential) at up to 5 du/ac on June 8, 2006. The Knox

County Commission approved the rezoning request on August 28, 2006. The Northwest County Sector Plan was recently amended (March 27, 2006) to low density residential (2-F-06-SP).

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'. With the proposed 120 lots, a traffic impact study was required. After reviewing the traffic impact study, 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 with the developer 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.

Due to the steeper grades on the Town of Farragut portion of the property, access to that property will not be provided through this subdivision.

MPC Action: Approved **MPC Meeting Date:** 10/12/2006

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1 - 5 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: 10/12/2006 **Date of Denial:** **Postponements:** 8/10/2006-9/14/2006

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: