

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SD-18-C **Related File Number:** 9-F-18-UR
Application Filed: 7/30/2018 **Date of Revision:**
Applicant: VERTEX DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: North side of Hatmaker Ln., west of Fretz Rd.
Other Parcel Info.:
Tax ID Number: 130 07304 **Jurisdiction:** County
Size of Tract: 22 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)
West: Residences / A (Agricultural) & RA (Low Density Residential)
Proposed Use: Detached Residential Subdivision **Density:** 4.41 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: October Park

No. of Lots Proposed: 97 No. of Lots Approved: 0

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.:

PLANNING COMMISSION 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 13 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Implementation of the recommended improvements identified in the Traffic Impact Study for the October Park Subdivision prepared by Cannon & Cannon, Inc., dated October 24, 2018 as revised and approved by the Knox County Department of Engineering and Public Works, Planning Commission and Town of Farragut staff. Any required improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works and the Town of Farragut (for the street improvements to N. Campbell Station Rd.).
4. The developer shall be responsible for widening Fretz Rd. to minimum width of 20 feet, from the intersection of Fretz Rd. and the approved entrance street for the Fretz Road Subdivision (5-SD-18-C / 5-J-18-UR) 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.
5. The north bound left turn lane improvements on N. Campbell Station Rd. at the intersection with Fretz Rd., shall be reviewed, approved and meet all the requirements of the Town of Farragut. No more than 45 lots within the October Park Subdivision shall be platted before the left turn lane improvements on N. Campbell Station Rd are completed.
6. Installation of sidewalks on at least one side of all streets as identified on the concept plan. 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.
7. The final design of the intersection of Roads D and E is subject to review and approval by the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
10. 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, amenities, and drainage system.
11. On the final plat, including the sight distance easement across Lot 23 on the inside of the horizontal curve identified above as variance 2.
12. 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.
13. 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 Planning Commission staff and the required widening of Fretz Rd. is completed.

Comments: The applicant is proposing to subdivide a 22 acre tract (area outside of Town of Farragut) into 70 detached and 27 attached residential lots at a density of 4.41 du/ac. Access to the proposed

subdivision will be from Hatmaker Ln. 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 (TIS) prepared by Cannon & Cannon, Inc. was submitted for the proposed subdivision. The Traffic Impact Study has been reviewed by Planning Commission, Knox County Engineering and Town of Farragut staff. The developer shall be responsible for widening Fretz Rd. to minimum width of 20 feet, from the intersection of Fretz Rd. and the approved entrance street for the Fretz Road Subdivision (5-SD-18-C / 5-J-18-UR) 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. The north bound left turn lane improvements on N. Campbell Station Rd. at the intersection with Fretz Rd., shall be reviewed and approved by the Town of Farragut. No more than 45 lots within the October Park Subdivision shall be platted before the left turn lane improvements on N. Campbell Station Rd are completed.

The applicant has requested a reduction of the peripheral setback from 35' to 15' along the eastern boundary of the subdivision and the boundary line that adjoins Brandywine at Turkey Creek 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 was approved with a similar setback reduction.

Action: Approved **Meeting Date:** 12/13/2018

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
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7. The final design of the intersection of Roads D and E is subject to review and approval by the Knox Count Department of Engineering and Public Works during the design plan stage of the subdivision.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
10. 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, amenities, and drainage system.
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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 13 conditions

Date of Approval: 12/13/2018

Date of Denial:

Postponements: 9/13/2018, 11/8/18

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: