



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 8-SG-06-C **AGENDA ITEM #:** 16
8-F-06-UR **AGENDA DATE:** 10/12/2006

POSTPONEMENT(S): 8/10/2006-9/14/2006

▶ **SUBDIVISION:** TOWERING OAKS

▶ **APPLICANT/DEVELOPER:** WALT LANE

OWNER(S): WALT LANE

TAX IDENTIFICATION: 130 PART OF 73

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Hatmaker Ln., north of I-40, west of Fretz Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

▶ **APPROXIMATE ACREAGE:** 26 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: 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)

▶ **NUMBER OF LOTS:** 120

SURVEYOR/ENGINEER: Michael Brady, Inc.

ACCESSIBILITY: Access is via Hatmaker Ln., a local street with an 18' pavement width within a required 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

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'.

STAFF RECOMMENDATION:

▶ **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

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.

► **APPROVE the development plan for up to 120 detached residential dwellings on individual lots subject to 3 conditions.**

1. Meeting all applicable requirements of the approved Concept Subdivision plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Installing all landscaping for the 20' wide tree buffer between the detention basin and the right-of-way of Hatmaker Rd. as shown on the grading plan, prior to approval of the final plat, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use-on-review

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.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. With the proposed widening of Fretz Rd. there will be adequate capacity on the existing roadways to handle the projected traffic from this subdivision.
3. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate, Middle and High Schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

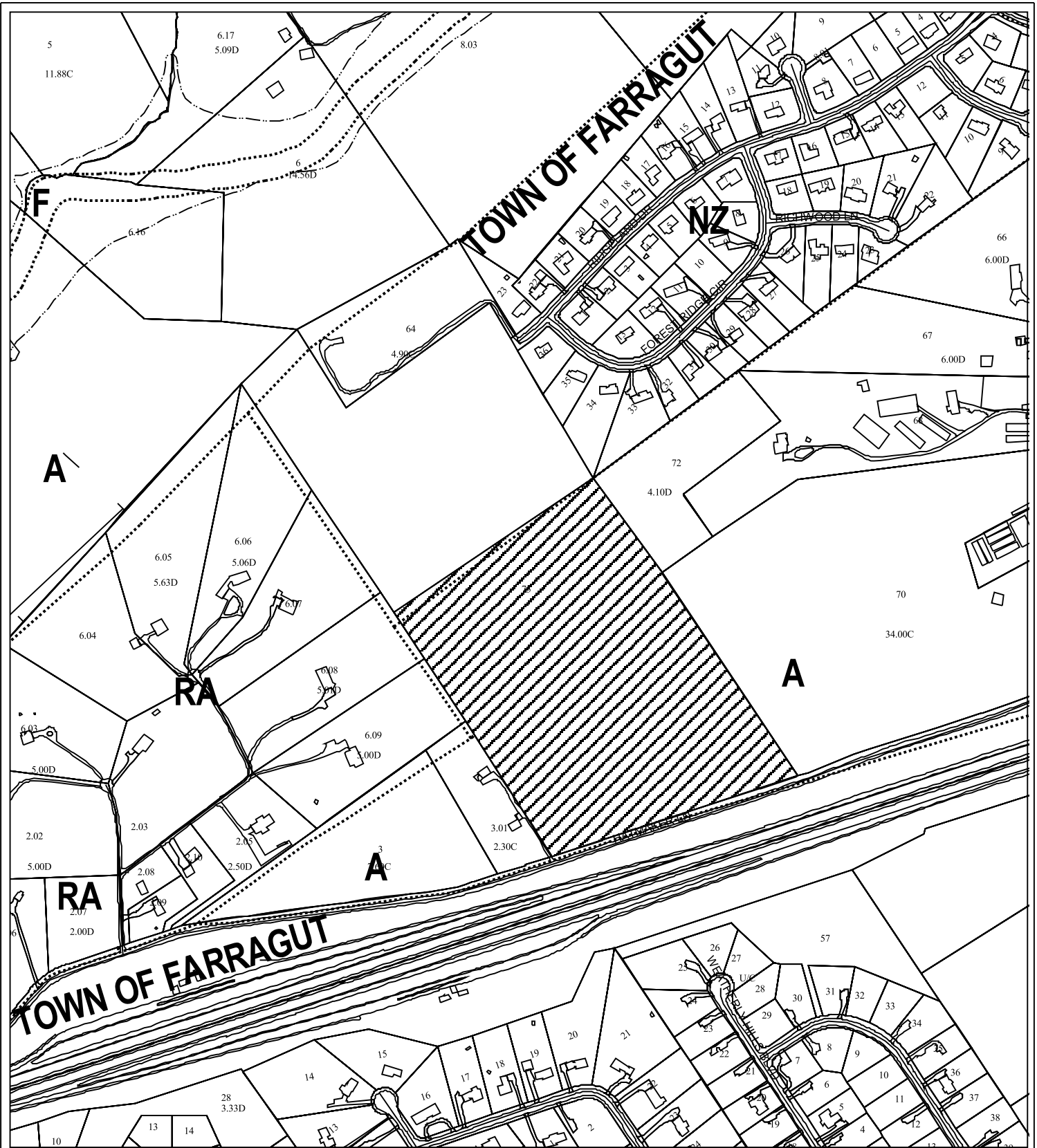
1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The amended Northwest County Sector Plan identifies this property for low density residential use. The site is located in the Urban Growth Area of the Growth Policy Plan. The PR zoning approved for this site will allow a density up to 5 du/ac. With a proposed density of 4.62 du/ac, the proposed subdivision is consistent with the Sector Plan and Growth Policy Plan.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



8-SG-06-C/8-F-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached single-family subdivision in PR (Planned Residential) Pending

Original Print Date: 07/27/06 Revised: 08/01/06
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Towering Oaks
 Walt Lane

Map No: 130

Jurisdiction: County



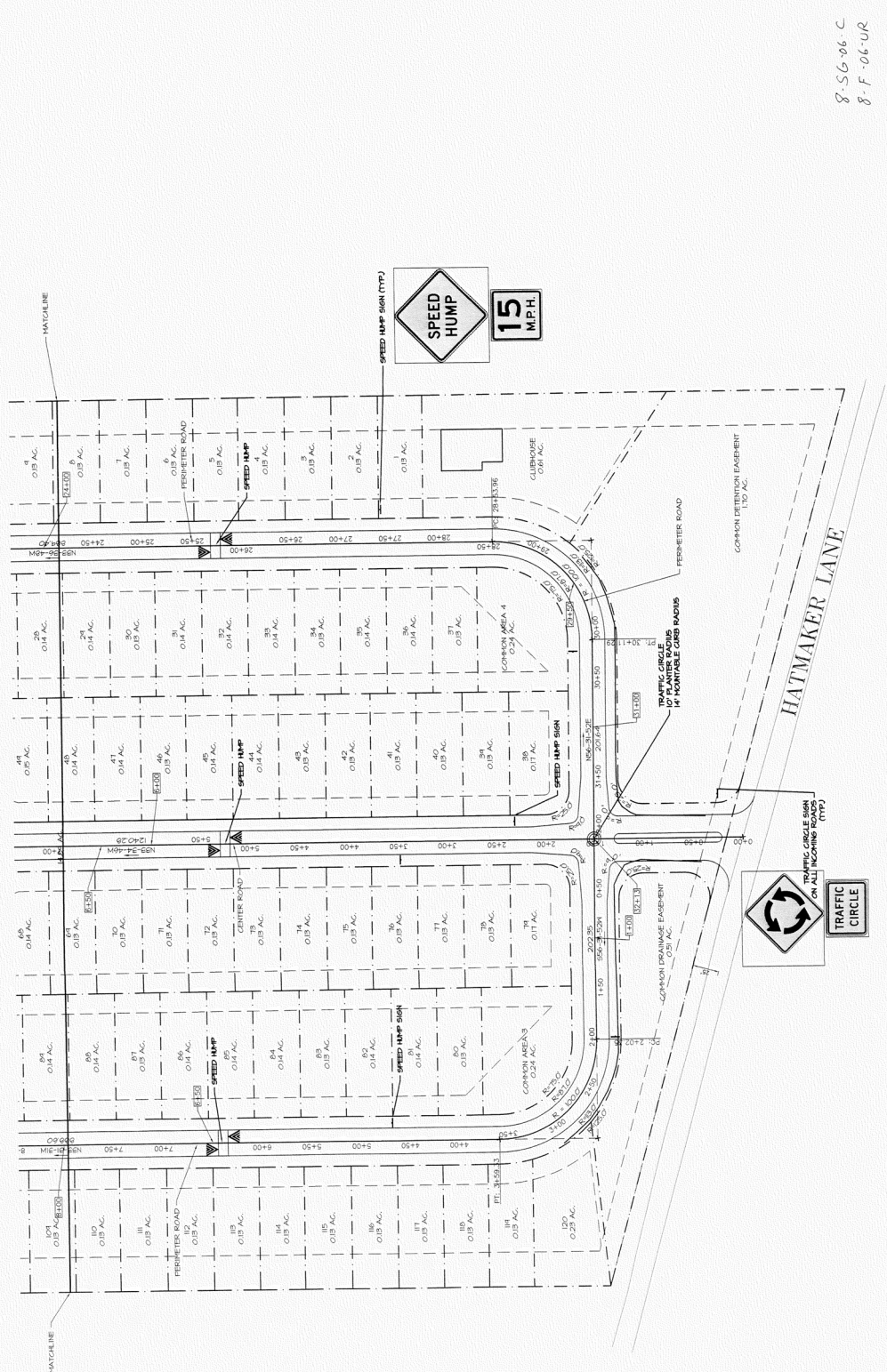
Michael Brady Inc.
 Architecture Interiors Civil Structural Mechanical Electrical
 Surveying Information Systems
 Knoxville, TN 37919
 Fax: (605) 584-5219
 mbr@brady.com

Project: (883) 084-0009
 699 N. Ketcher Rd.
 www.mbrady.com

ARCHITECTURE INTERIORS CIVIL STRUCTURAL MECHANICAL ELECTRICAL SURVEYING INFORMATION SYSTEMS
 699 N. KETCHER RD.
 KNOXVILLE, TN 37919
 TEL: (605) 584-5219
 FAX: (605) 584-5219
 WWW.MBRADY.COM

DATE: 07/24/06
 DESIGNED BY:
 DRAWN BY:
 REVIEWED BY:
 COMM. NO. 0002256
 REVISIONS:

Sheet: 2 of 3
 Sheet No. 012



GRAPHIC SCALE
 0 10 20 30
 (IN FEET)
 1 inch = 50 ft.

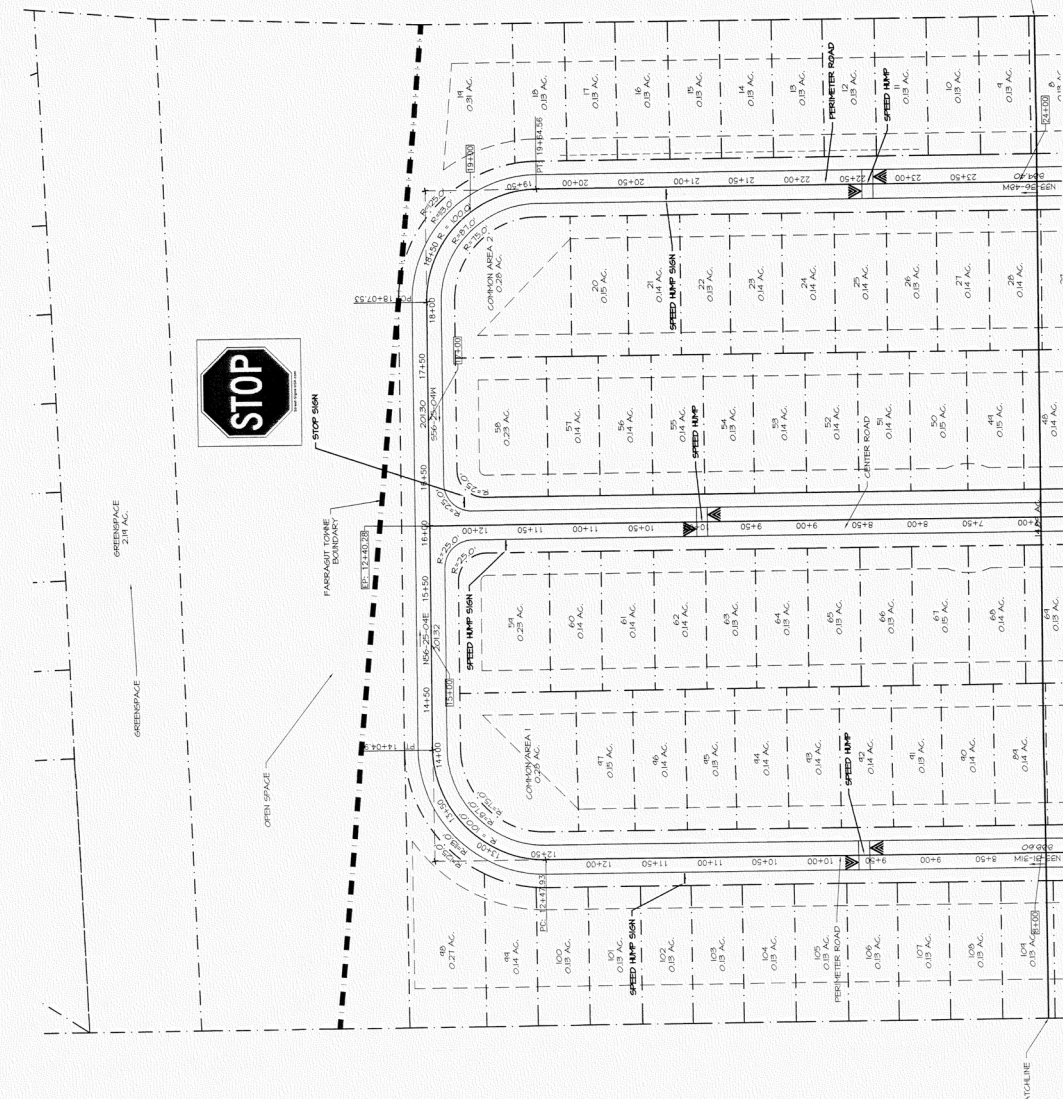
CONCEPT PLAN SOUTH SHEET
 SCALE: 1" = 50'

8-SG-06-C
 8-F-06-UR

NOT FOR CONSTRUCTION

A NEW DEVELOPMENT FOR:
 TOWERING OAKS SUBDIVISION
 CLUBHOUSE
 KNOXVILLE, TENNESSEE

THIS DRAWING HAS BEEN ISSUED:
 FOR PERMITTING ONLY
 FOR RECORD ONLY
 FOR CONSTRUCTION
 CONTRACT DOCUMENTS
 DRAWING TITLE:
 CONCEPT PLAN
 SOUTH SHEET



CONCEPT PLAN NORTH SHEET
 SCALE: 1" = 50'



8-SG-06-C
 8-F-06-UK

TOWERING OAKS SUBDIVISION CLUBHOUSE

A NEW DEVELOPMENT FOR KNOXVILLE, TENNESSEE

NOT FOR CONSTRUCTION

DATE: 8/29/06
 DESIGNED BY:
 REVIEWED BY:
 COMM. NO. 042506
 REVISIONS:

0000
 THIS DRAWING IS TO BE USED ONLY FOR PERMITTING ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
 DRAWING TITLE:
 NORTH SHEET

Michael Brady Inc.
 Architecture Interiors Civil Structural Mechanical Electrical
 Surveying Information Systems
 599 N. Washington Rd.
 Knoxville, TN 37919
 Fax: (615) 584-5218
 mbr@mbrinc.com

3 of 4
 Sheet: 013

Michael Brady Inc.
 Fax: (662) 584-5218
 Knoxville, TN 37919
 mbi@mbiarch.com

Architecture
 Surveying
 Information Systems
 298 N. Kingston Rd.
 Phone: (662) 584-0899
 www.mbiarch.com

REGISTERED PROFESSIONAL ENGINEER
 STATE OF TENNESSEE
 LICENSE NO. 3400
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF TENNESSEE
 LICENSE NO. 1000

NOT FOR CONSTRUCTION

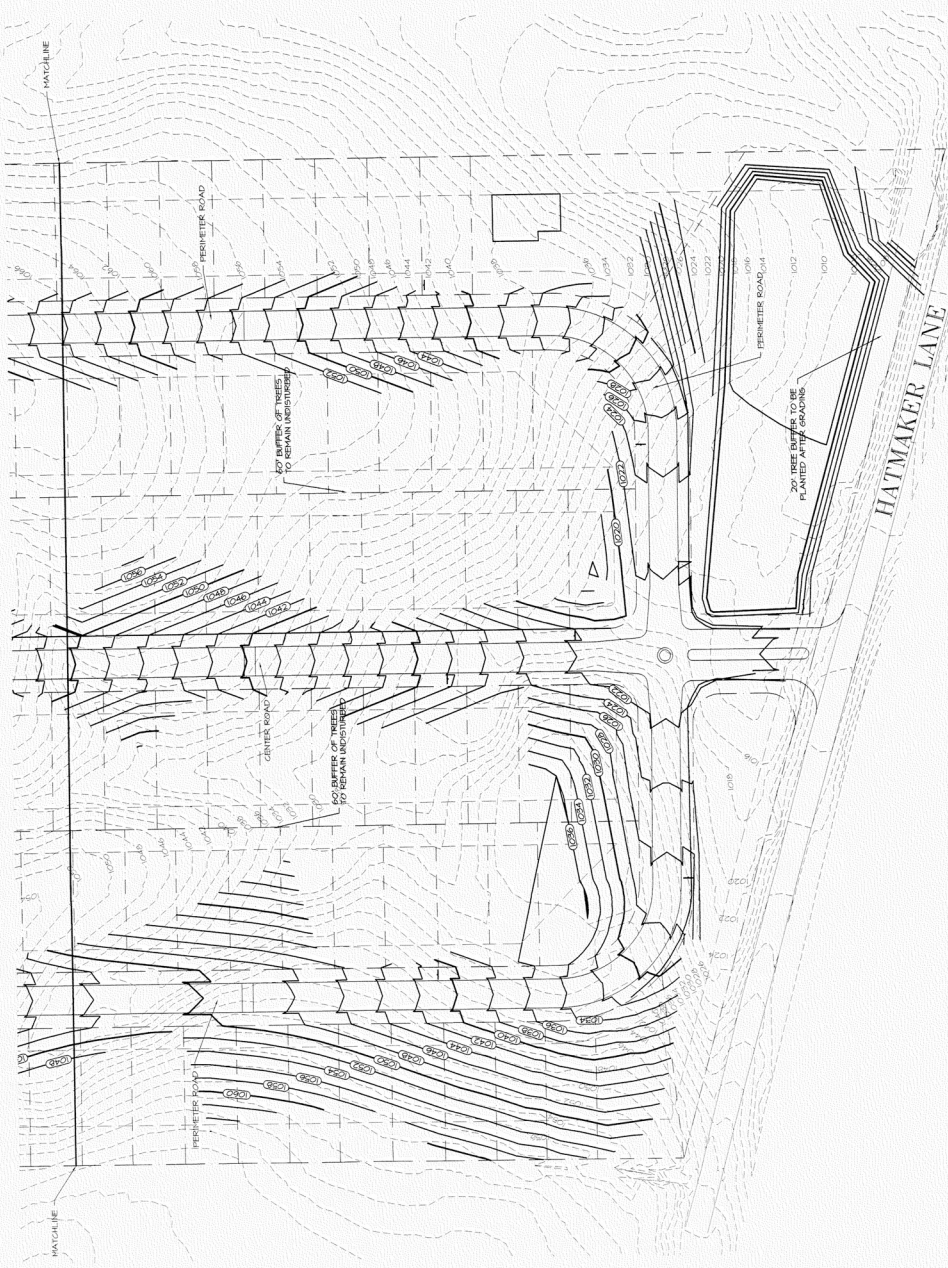
TOWERING OAKS SUBDIVISION
 CLUBHOUSE
 KNOXVILLE, TENNESSEE

A NEW DEVELOPMENT FOR
 CLUBHOUSE
 DESIGN DEVELOPMENT
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENTS

Drawing Title: CLUBHOUSE
 SOUTH SHEET

Date: 8/21/06
 Designed By:
 Drawn By:
 Reviewed By:
 Comm. No. 060256
 REVISIONS:

Sheet: 1 of 2
 8 of 8



8-56-06-C
 8-F-06-02



GRADING PLAN SOUTH SHEET
 SCALE: 1" = 50'

