



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

▶ **FILE #:** 6-SE-07-C
6-H-07-UR

AGENDA ITEM #: 19
AGENDA DATE: 6/14/2007

▶ **SUBDIVISION:** TOWERING OAKS
▶ **APPLICANT/DEVELOPER:** REAL ESTATE DEVELOPMENT TRUST
OWNER(S): Real Estate Development Trust

TAX IDENTIFICATION: 130 73.01
JURISDICTION: County Commission District 6

▶ **LOCATION:** North side of Hatmaker Ln., west of Fretz Rd.

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

▶ **APPROXIMATE ACREAGE:** 25.758 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached 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:** 123

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.

ESTIMATED STUDENT YIELD: 23 (public and private school children, ages 5-18 years)

▶ **SUBDIVISION VARIANCES REQUIRED:**

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'.

STAFF RECOMMENDATION:

▶ **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

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.

► **APPROVE the development plan for up to 123 attached residential dwellings on individual lots subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, 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 concept plan and use-on-review.

COMMENTS:

The applicant is proposing to subdivide a 25.758 acre portion tract into 123 attached residential lots at a density of 4.78 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.

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

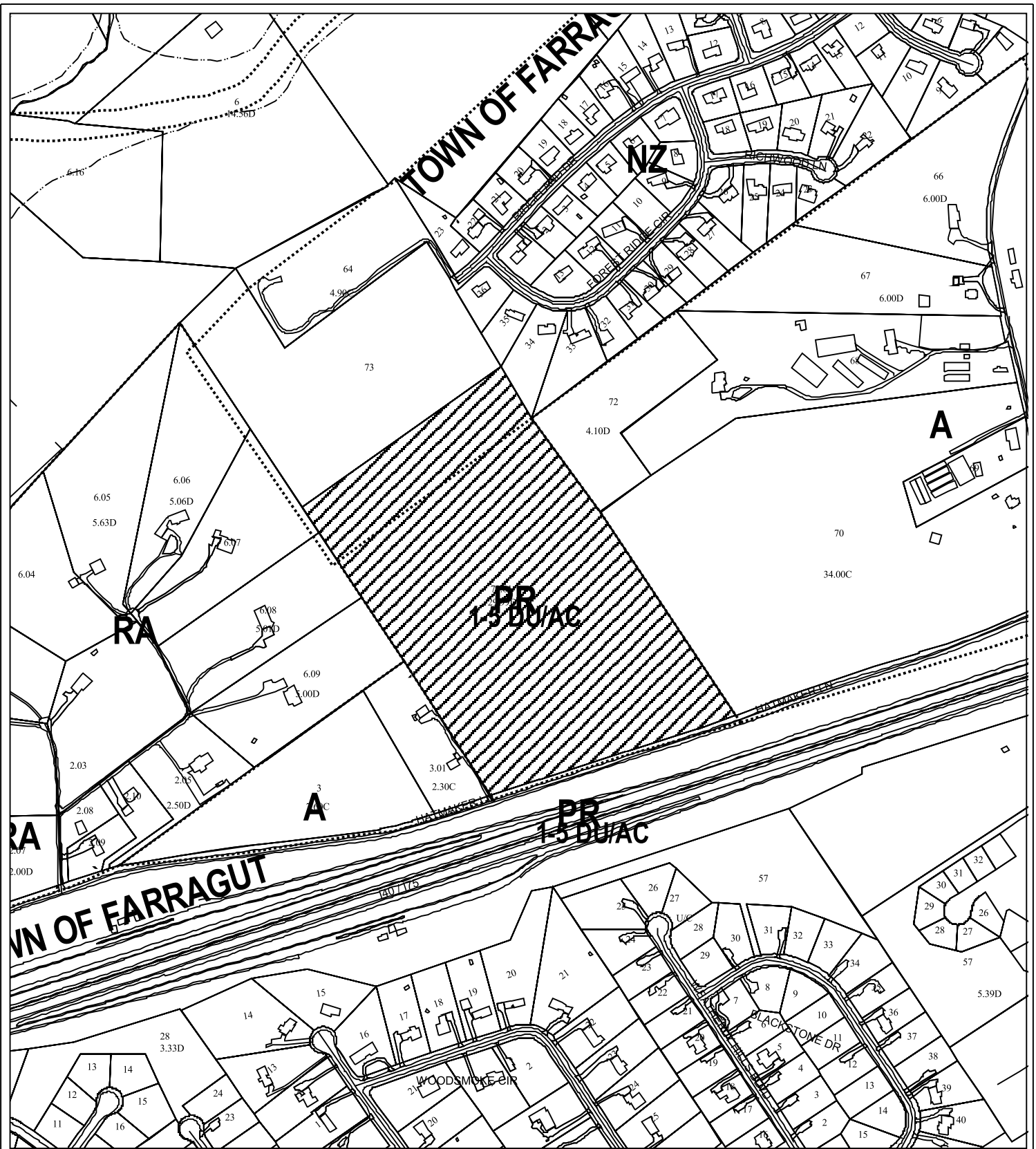
1. With the stated conditions, the proposed attached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: 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 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 4.78 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.



6-SE-07-C/6-H-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Attached residential subdivision in PR (Planned Residential)

Original Print Date: 05/31/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Towering Oaks
 Real Estate Development Trust

Map No: 130

Jurisdiction: County



A NEW DEVELOPMENT FOR: TOWERING OAKS SUBDIVISION

KNOXVILLE, TENNESSEE

Michael Brady Inc.

Architecture • Interiors • Civil • Structural • Mechanical • Electrical
Surveying • Construction Mgmt. • Information Systems

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TOWERING OAKS SUBDIVISION
KNOXVILLE, TENNESSEE

A NEW DEVELOPMENT FOR
TOWERING OAKS SUBDIVISION
KNOXVILLE, TENNESSEE

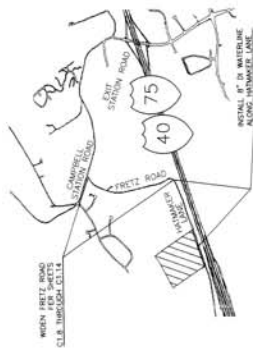
Date: 6/1/07
Designed By:
Drawn By:
Reviewed By:
Comm. No. 060292-0
EXHIBIT:

Sheet:
1 of 10
CVR

LIST OF DRAWINGS:

CONCEPT SHEET	CONCEPT OVERVIEW
G1K	CONCEPT PLAN NORTH
G1L	CONCEPT PLAN SOUTH
G1A	ROAD PROFILES #1
G1B	ROAD PROFILES #2
G1C	ROAD PROFILES #3
G1D	ROAD PROFILES #4
G1E	ROAD PROFILES #5
G1F	ROAD PROFILES #6
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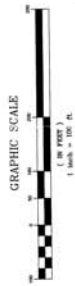
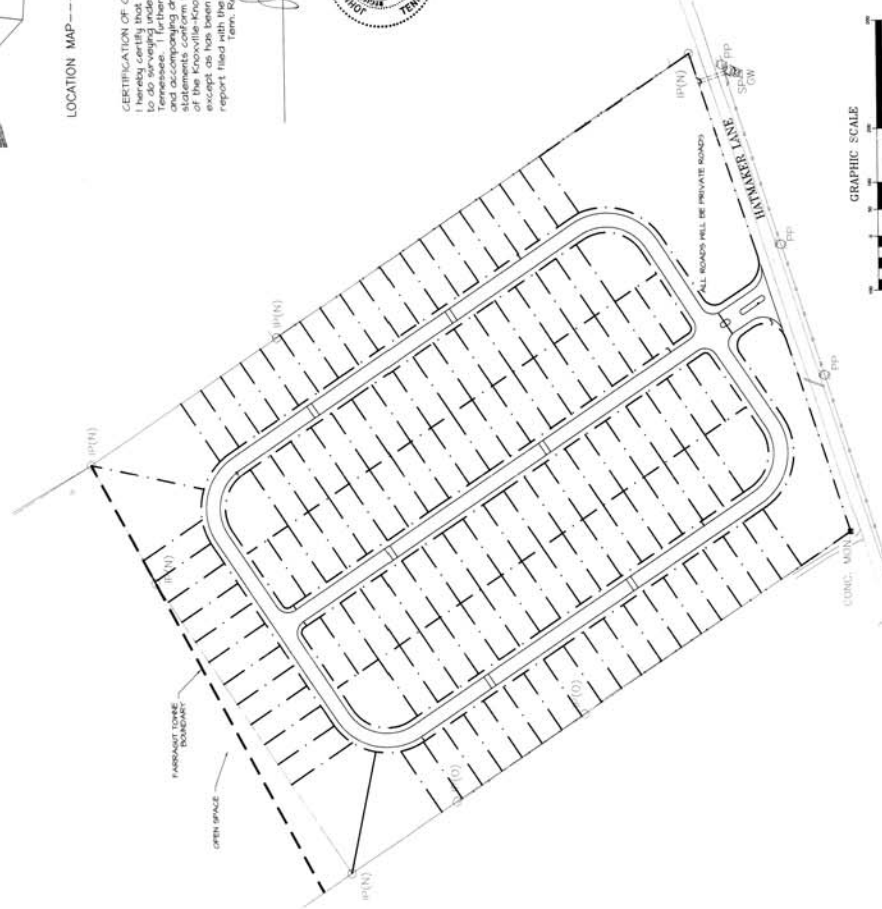
ALL ROADS WILL BE PRIVATE ROADS.
 CURRENT ZONING = R1-15 DUA/C.
 TOTAL # OF LOTS = 129
 WATER AND SEWER SERVICE BY FIRST UTILITY DISTRICT
 TO BE DETERMINED BY 2008 AGUES
 CUBS, HANGAR, OTHER
 ALL LOTS TO HAVE INTERNAL ACCESS ONLY
 ALL INTERSECTION GRADES APPROVED BY KNOX COUNTY ENGINEERING



LOCATION MAP - NOT TO SCALE

CERTIFICATION OF CONCEPT PLAN
 I hereby certify that I am an engineer, licensed to do surveying under the laws of the State of Tennessee, and that the drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Act and report filed with the Metropolitan Planning Commission, Tenn. Reg. No. 0228

[Signature]



CONCEPT OVERVIEW
 SCALE: 1" = 100'

CONCEPT PLAN
 6-SE-07-C
 6-8-07-012
U.O.R.

DATE: 6/10/07
 DESIGNED BY:
 DRAWN BY:
 REVIEWED BY:
 COMM. NO. 06029629
 REVISIONS:

REVISIONS
 6-4-07

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 Architecture • Engineering • Interiors
 1800 W. WOODLAND AVENUE
 KNOXVILLE, TN 37919
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STATE OF TENNESSEE
 METROPOLITAN PLANNING COMMISSION
 KNOXVILLE, TENNESSEE

TOWERING OAKS SUBDIVISION
 A NEW DEVELOPMENT FOR
 KNOXVILLE, TENNESSEE

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Sheet No. 2 of 15
 Call

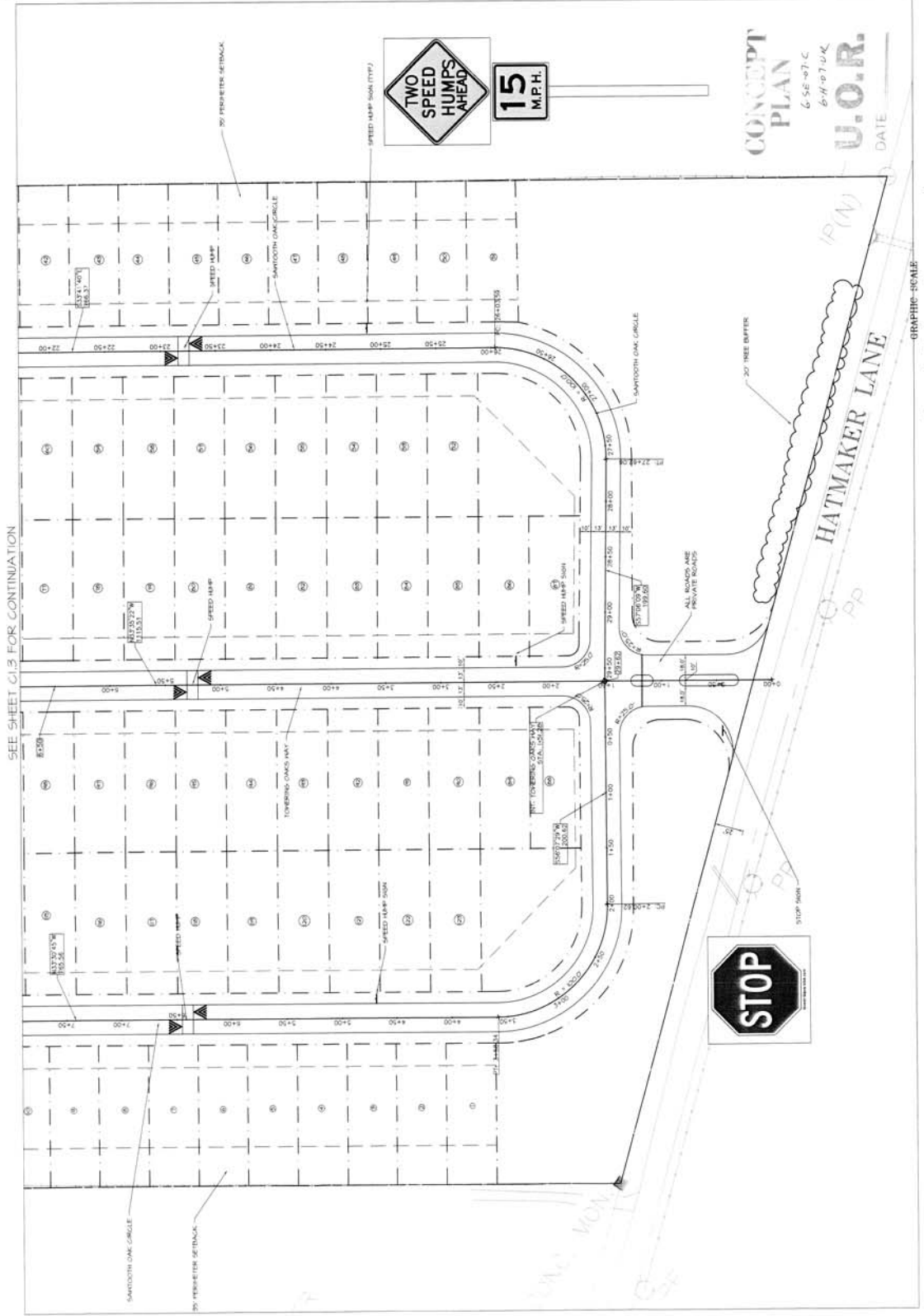
Michael Brady Inc.
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 Knoxville, TN 37918
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 Fax: (605) 544-0213
 www.mbrady.com

Professional Engineer
 State of Tennessee
 License No. 10000
 Michael Brady Inc.
 10000
 For Review Only
 Not for Construction
 Drawing Title:
 CONCEPT PLAN
 SOUTH

TOWERING OAKS SUBDIVISION
 A NEW DEVELOPMENT FOR
 KNOXVILLE, TENNESSEE

Date: 6/1/07
 Designed By:
 Drawn By:
 Reviewed By:
 Comm. No. 062500-01
 Revisions:

Sheet:
 3 of 5
 Sheet No.:
 C12
 C12



REVISIONS
 6-4-07
 GRAPHIC SCALE
 1" = 40' (1:480)
 CONCEPT PLAN SOUTH
 SCALE: 1" = 40'

SEE SHEET C13 FOR CONTINUATION

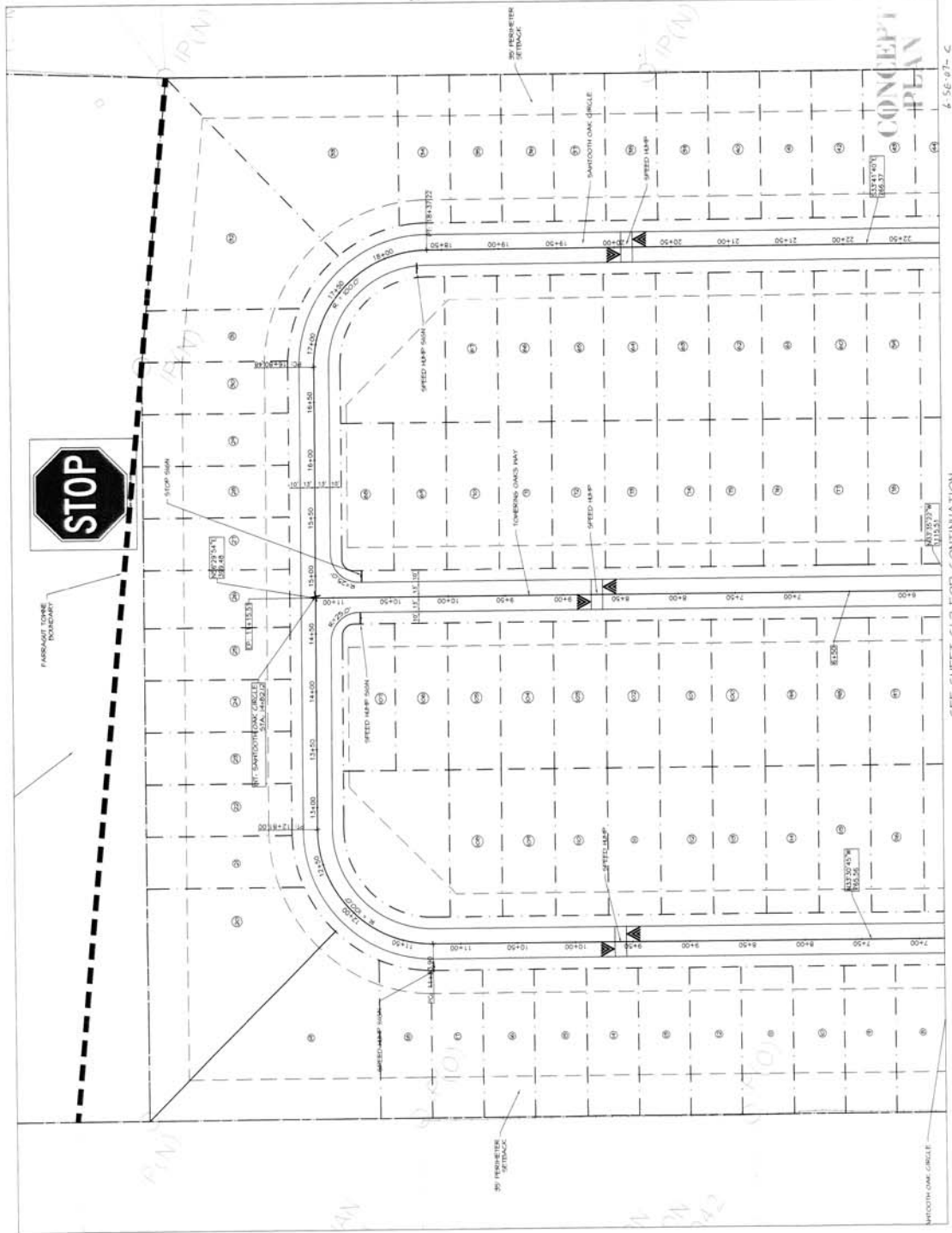
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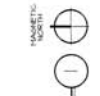
TOWERING OAKS SUBDIVISION
 A NEW DEVELOPMENT FOR
 KNOXVILLE, TENNESSEE

DATE: 6/1/07
 DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 COMM. NO. 0602996.05
 REVISIONS:

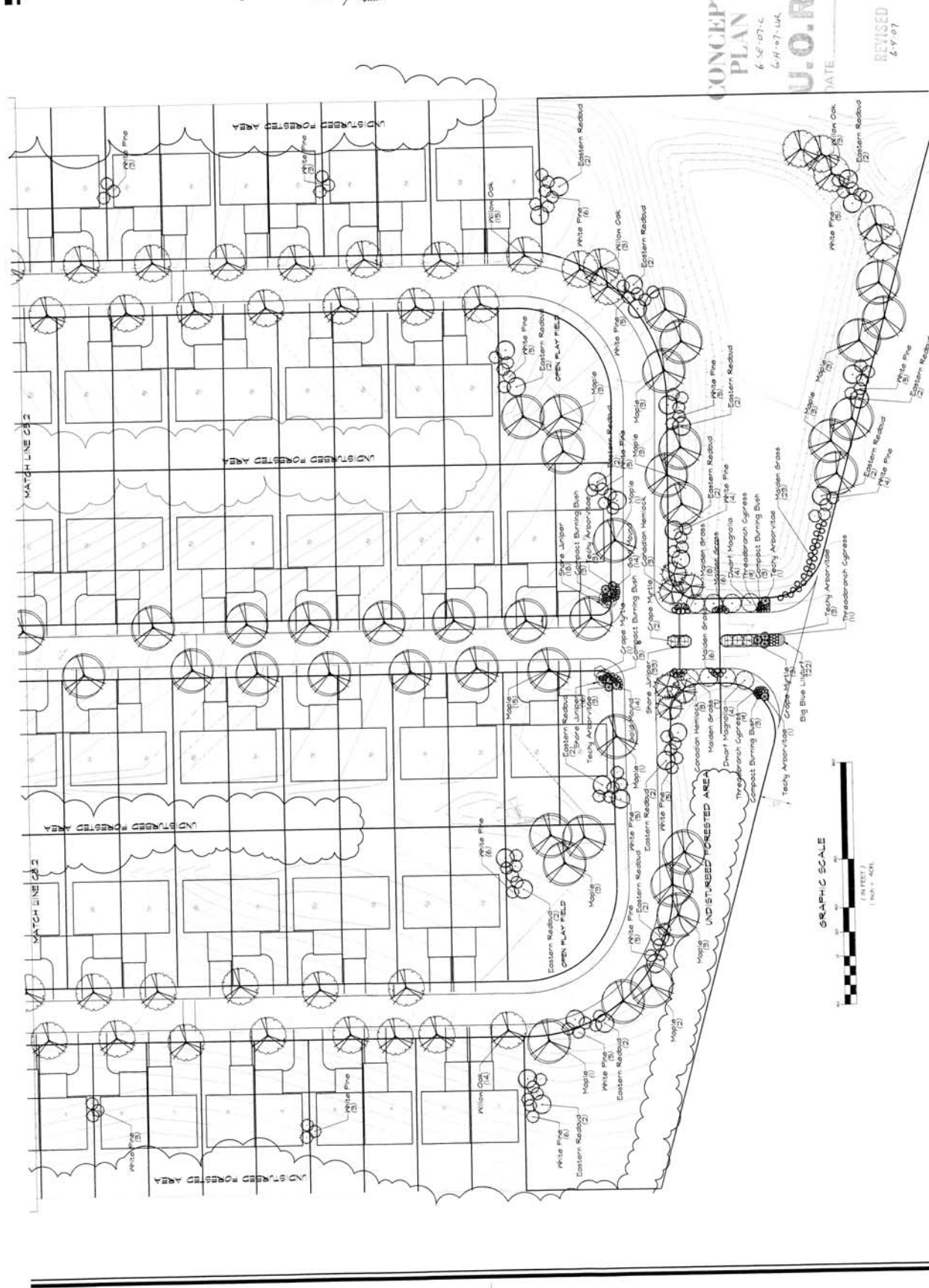
SHEET: 4 of 15
 NO. 013
 DATE: 6-14-07
 REVISION: 11-1-07



U.O.S.
 6-14-07
 DATE: 6-14-07
 REVISION: 11-1-07



SEE SHEET 01.2 FOR CONTINUATION
 CONCEPT PLAN SOUTH
 SCALE: 1" = 40'



CONCEPT PLAN
 6-14-07-C
 6-14-07-UK
 U.O.R.
 DATE

REVISED
 6-14-07

