



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

▶ **FILE #:** 8-SA-08-C **AGENDA ITEM #:** 13  
 8-H-08-UR **AGENDA DATE:** 9/11/2008

POSTPONEMENT(S): 8/14/2008

▶ **SUBDIVISION:** BRANDYWINE AT TURKEY CREEK (FKA: TOWERING OAKS)  
 ▶ **APPLICANT/DEVELOPER:** TENNESSEE INVESTMENTS, LLC.  
 OWNER(S): Scott Keith

TAX IDENTIFICATION: 130 073.01, 068 & 072  
 JURISDICTION: County Commission District 6

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

SECTOR PLAN: Northwest County  
 GROWTH POLICY PLAN: Farragut Planned Growth  
 WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 40.97 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached and attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences / NZ (No Zone) Town of Farragut & A (Agricultural)  
 South: I-40/I-75, vacant land and residences / NZ (No Zone) Town of Farragut & A (Agricultural)  
 East: Vacant land and residences / A (Agricultural)  
 West: Residences / A (Agricultural) & RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 198

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Fretz Rd., a local street with a minimum pavement width at some locations of only 14' within a 40' right-of-way, and Hatmaker Ln., a local street with an 18' pavement width within a required right-of-way of 50'

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Road A Sta 10+99.5 to Sta 12+16.8, from 250' to 125'.
2. Horizontal curve variance on Road B Sta 1+04.5 to Sta 3+20.8, from 250' to 150'.
3. Horizontal curve variance on Road B Sta 8+18.3 to Sta 10+26.3, from 250' to 125'.
4. Broken back tangent variance on Road D between Sta 0+89.5 and Sta 1+78.44, from 150' to 88.94'.

**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 13 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. Implementing the following off-site street improvements: a) Widening Fretz Rd. from the entrance of the Subdivision north to N. Campbell Station Rd. The section of Fretz Rd. within Knox County jurisdiction shall be widened to a width of at least 20' with a taper south of the Subdivision entrance down to the existing pavement width and a pavement transition at the north end to the approved street design within the Town of Farragut. The Section of Fretz Rd. within the Town of Farragut jurisdiction, including the realignment of the intersection of Fretz Rd. and N. Campbell Station Rd., shall meet the design and approval requirements of the Town of Farragut. b) Adding a north bound left turn lane on N. Campbell Station Rd. at the realigned intersection with Fretz Rd. subject to the design and approval requirements of the Town of Farragut.
4. Final plat approval for the Subdivision shall be tied to the completion of off-site street improvements identified in condition #3 above as follows: a) Prior to the submission of any final plat for this Subdivision, the improvements to Fretz Rd. identified in condition #3a above shall be approved and completed. b) The left turn lane improvement identified in condition #3b above shall be approved and completed prior to the submission of a final plat that would create over 125 lots of the Subdivision's approved total of 198 lots.
5. The Boulevard entrance design is subject to approval by the Knox County Department of Engineering and Public Works.
6. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Identify all common areas on the concept plan and final plat.
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, amenities area and drainage system.
10. On the final plat, including sight distance easements across the lots on the inside of the three horizontal curves identified above in the listed variances.
11. Providing sidewalks on at least one side of all streets within the subdivision meeting American Disability Act (ADA) standards.
12. Any subdivision or development of the 3.8 acre portion of Tax Parcel 130-07301 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 MPC staff.

► **APPROVE the development plan for a total of up to 198 detached and 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 40.97 acre tract into 198 residential lots at a density of 4.83 du/ac. The proposed subdivision will include a mix of detached and attached residences with 72 lots with attached units and 126 lots with detached units.

The Planning Commission had previously approved concept plans for a portion of this site (Parcel 73.01) on October 12, 2006 and June 14, 2007. The property has been rezoned to PR (Planned Residential) at a density of up to 5 du/ac through three separate rezoning requests with the first approval in August, 2006 and the most recent approval in February, 2008. A two acre portion of Parcel 72, that was not included in a previous rezoning request and is still zoned A (Agricultural), is before the Planning Commission this month for a rezoning to PR at up to 5 du/ac (8-M-08-RZ).

Access to the proposed subdivision will be from both Fretz Rd. and Hatmaker Ln. Both entrances require traveling on Fretz Rd., a local street with a minimum pavement width at some locations of only 14'. with access

out to N. Campbell Station Rd. A revised Traffic Impact Study prepared by Site Incorporated has been submitted for the subdivision. Planning Commission and Knox County Engineering Staff have reviewed the Traffic study and coordinated a review with the Town of Farragut Staff. The study has identified that a north bound left turn lane on N. Campbell Station Rd. at the realigned intersection with Fretz Rd. is warranted. Recommended off-site street improvements to Fretz Rd. and Campbell Station Rd. are identified in Condition #3 listed above. The timing of the off-site street improvements are tied to the submission of final plats for the subdivision and are identified in condition #4 above.

A recreational amenity area including a clubhouse and pool is proposed as part of the first phase of the subdivision. Sidewalks are being provided on one side of all streets within the 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. and the intersection improvements of Fretz Rd. and N. Campbell Station Rd. including the left turn lane on N. Campbell Station 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 and Middle Schools and Hardin Valley Academy.

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

1. With the stated conditions, the proposed detached and 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 4.83 du/ac, the proposed subdivision is consistent with the Sector Plan and Growth Policy Plan.

#### ESTIMATED TRAFFIC IMPACT 1943 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

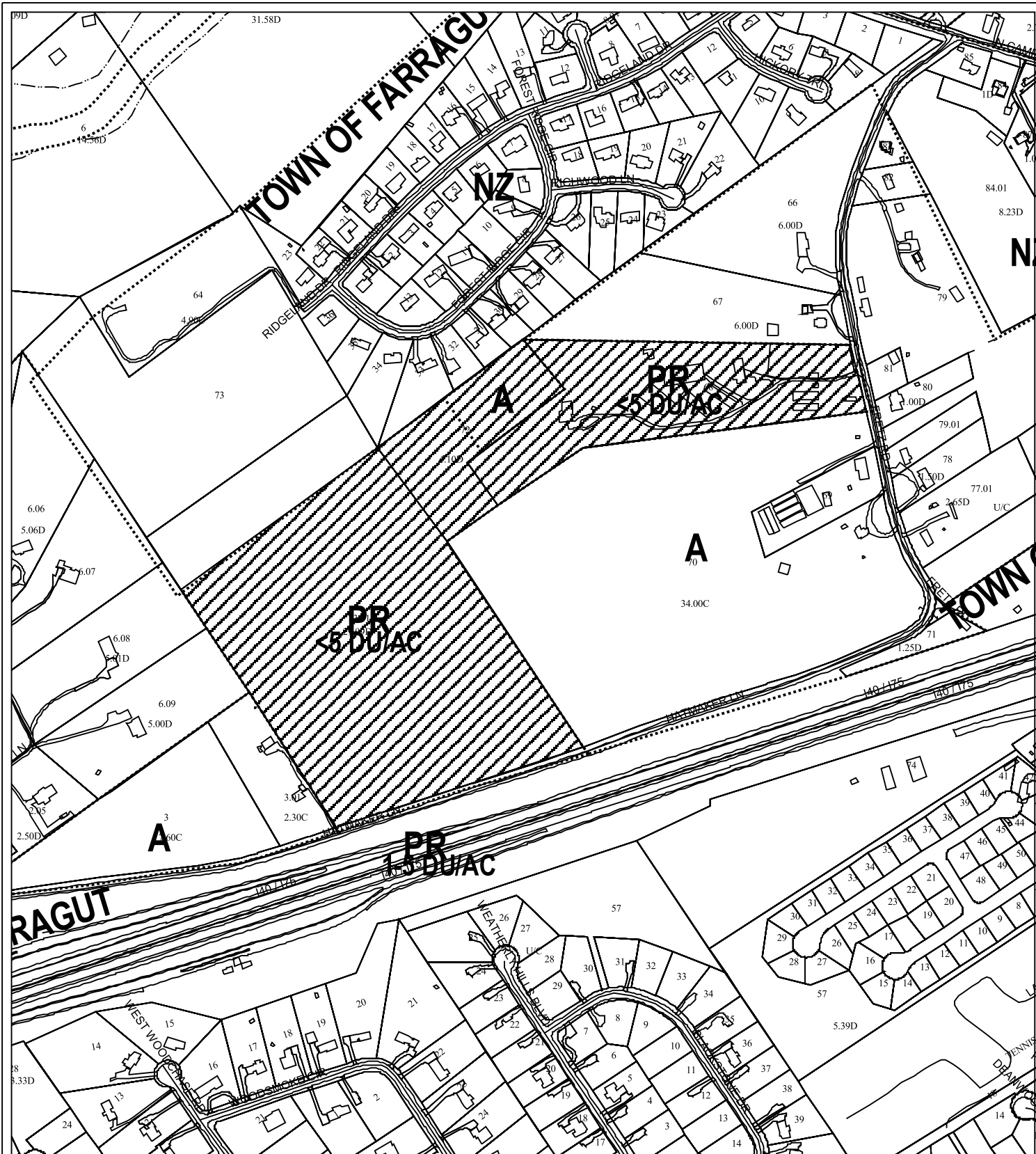
#### ESTIMATED STUDENT YIELD: 80 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Hardin Valley Academy.


- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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-SA-08-C/8-H-08-UR  
 CONCEPT PLAN/USE ON REVIEW

 Residential subdivision in PR (Planned Residential)

Original Print Date: 07/21/08 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Towering Oaks  
 Tennessee Investments, LLC.

Map No: 130

Jurisdiction: County





REV. DATE	BY
08-22-2008	
08-27-2008	

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CONCEPT PLAN  
 BRANDYWINE  
 AT TURKEY CREEK  
 KNOX COUNTY, TENNESSEE

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