



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

▶ **FILE #:** 2-SA-09-C **AGENDA ITEM #:** 10
 2-B-09-UR **AGENDA DATE:** 2/12/2009

▶ **SUBDIVISION:** BRANDYWINE AT TURKEY CREEK
 ▶ **APPLICANT/DEVELOPER:** TENNESSEE INVESTMENTS, LLC
 OWNER(S): Tennesse Investments, LLC

TAX IDENTIFICATION: 130 68 & 72.02

JURISDICTION: County Commission District 6

▶ **LOCATION:** West side of Fretz Rd. southwest of N. Campbell Station Rd.

SECTOR PLAN: Northwest County

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

WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 13.32 acres

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences / NZ (No Zone) Town of Farragut & A (Agricultural)
 South: Vacant land and residence / A (Agricultural)
 East: Residences / A (Agricultural)
 West: Vacant land / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 66

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.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve variance on Road A beginning at Sta 11+39 from 250' to 125'.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the site's shape and existing residence restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 11 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Revising the concept plan to provide for a vehicular and pedestrian connection between this subdivision and the Towering Oaks subdivision also under review at this meeting (2-SB-09-C / 2-C-09-UR).

4. Implementing the following off-site street improvements: a) If this subdivision moves forward prior to the Towering Oaks subdivision, this applicant shall be responsible for the widening of 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. These improvements shall be approved and completed prior to any final plat being submitted for consideration by the Planning Commission. b) If this subdivision moves forward after the Towering Oaks subdivision, and the widening and realignment improvements to Fretz Rd. are completed, this applicant shall be responsible for 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. These improvements shall be approved and completed prior to any final plat being submitted for consideration by the Planning Commission.
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. 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.
9. On the final plat, including a sight distance easement across the 1.13 acre lot for the existing residence, at the horizontal curve identified above in the listed variance.
10. Providing the sidewalk (meeting American Disability Act (ADA) standards) identified on the concept plan, with a revision to allow for the pedestrian connection to the Towering Oaks subdivision identified in condition #3 above.
11. 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 and the required street improvements identified in condition #4 above have been completed.

► **APPROVE the development plan for a total of up to 66 detached 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 13.32 acre tract into 66 detached residential lots at a density of 4.95 du/ac. Access to the proposed subdivision will be from Fretz Rd., a local street with a minimum pavement width at some locations of only 14' with access out to N. Campbell Station Rd.

The Planning Commission had previously approved a concept plan for this site on September 11, 2008 (8-SA-08-C/8-H-08-UR). That concept plan was for a detached and attached residential subdivision with 198 lots on 40.97 acres. The property included in that proposal had been rezoned to PR (Planned Residential) at a density of up to 5 du/ac through four separate rezoning requests with the first approval in August, 2006 and the most recent approval in December, 2008. The property owners/developers involved with that concept plan approval have decided not to move forward with the single subdivision and have now submitted two separate subdivisions (both on this agenda: 2-SA-09-C/2-B-09-UR & 2-SB-09-C/2-C-09-UR) with no connection between the two developments.

A Traffic Impact Study prepared by Site Incorporated was submitted for the previous subdivision approval. Planning Commission and Knox County Engineering Staff had reviewed the Traffic study and coordinated a review with the Town of Farragut Staff. Based on that study it was identified that in addition to the widening of Fretz Rd. and the realignment of the intersection of Fretz Rd. and N. Campbell Station Rd., a north bound left turn lane on N. Campbell Station Rd. at the realigned intersection with Fretz Rd. was warranted. While the subdivision of the property is now being processed as two separate developments the need for the off-

site street improvements has not changed. Staff has recommended a condition (Condition #4) on implementation of off-site street improvements to Fretz Rd. and Campbell Station Rd. based on the which development moves forward first. The off-site street improvements identified in Condition #4 must be completed prior to the submission of a final plat for the subdivision.

Staff has also recommended a condition (#3) for both subdivisions requiring the concept plans to be revised to include both a vehicular and pedestrian connection between the two. This will enhance connectivity between the two subdivisions and the surrounding area.

A recreational amenity area including a clubhouse and pool is proposed for this subdivision. Sidewalks are being provided on the north side of the street within the subdivision to promote safe pedestrian access to the amenity area. Staff is recommending the connection to the sidewalk system within Towering Oaks 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 4.95 du/ac, the proposed subdivision is consistent with the Sector Plan and Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 707 (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.

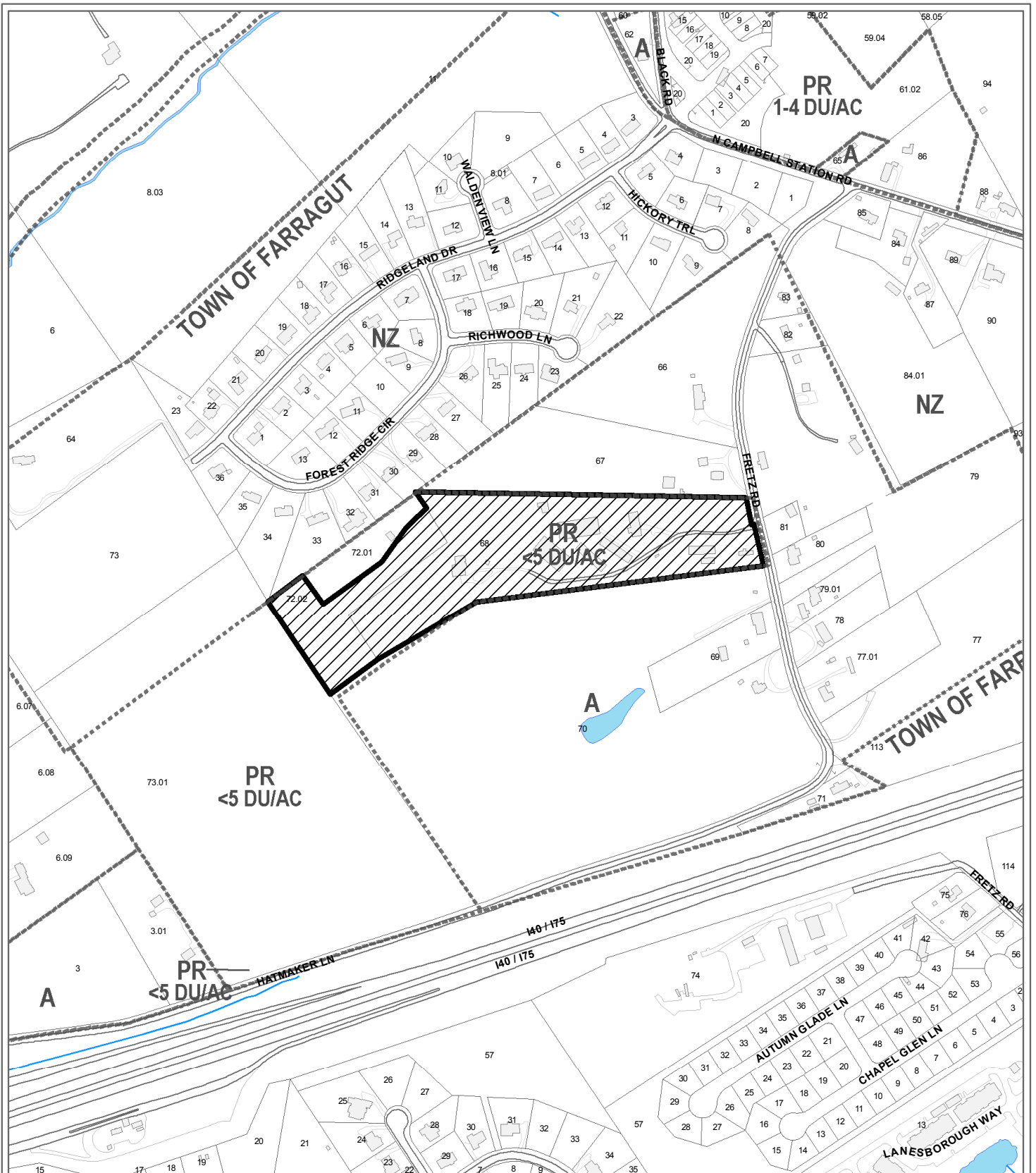
ESTIMATED STUDENT YIELD: 35 (public and private school children, ages 5-18 years)

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.



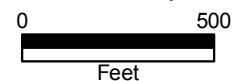
**2-SA-09-C / 2-B-09-UR
CONCEPT PLAN/USE ON REVIEW**



Undefined in PR (Planned Residential)

Petitioner: Tennessee Investments, LLC
Brandywine at Turkey Creek

Map No: 130
Jurisdiction: County



Original Print Date: 1/23/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

