



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

▶ **FILE #:** 4-SB-14-C

AGENDA ITEM #: 15

AGENDA DATE: 4/10/2014

▶ **SUBDIVISION:** BRANDYWINE AT TURKEY CREEK

▶ **APPLICANT/DEVELOPER:** BRANDYWINE AT TURKEY CREEK, LLC

OWNER(S): Brandywine at Turkey Creek, LLC

TAX IDENTIFICATION: 130 07204

JURISDICTION: County Commission District 6

STREET ADDRESS: 941 Fretz Rd

▶ **LOCATION:** West side of Fretz Rd., west end of Woodhollow Ln.

SECTOR PLAN: Northwest County

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

WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 6.26 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

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

▶ **NUMBER OF LOTS:** 22

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Woodhollow Ln., a local street with a minimum pavement width of 26' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Horizontal curve variance at STA 11+58 on Woodhollow Ln., from 250' to 175'.
2. Horizontal curve variance at STA 13+55 on Woodhollow Ln., from 250' to 175'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 because the site's shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 4 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the Americans with Disabilities Act (ADA), The sidewalks shall be installed at the time the street improvements are installed for the subdivision.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan within the PR zoning district.

COMMENTS:

The applicant is proposing to subdivide this 6.26 acre tract into 22 detached residential lots at a density of 3.51 du/ac. This is the second phase of Brandywine at Turkey Creek Subdivision. Access to the proposed subdivision will be an extension of Woodhollow Ln. which has access off of Fretz Rd.

The Planning Commission had previously approved a concept plan for this subdivision (2-SA-09-C/2-B-09-UR) on February 12, 2009. That concept plan has expired. A Traffic Impact Study was submitted for the previous subdivision approval. The required off-site street improvements, which included the widening of Fretz Rd. from the subdivision entrance back to N. Campbell Station Rd. and the realignment of the Fretz Rd. at its intersection with N. Campbell Station Rd., have been completed.

ESTIMATED TRAFFIC IMPACT: 257 (average daily vehicle trips)

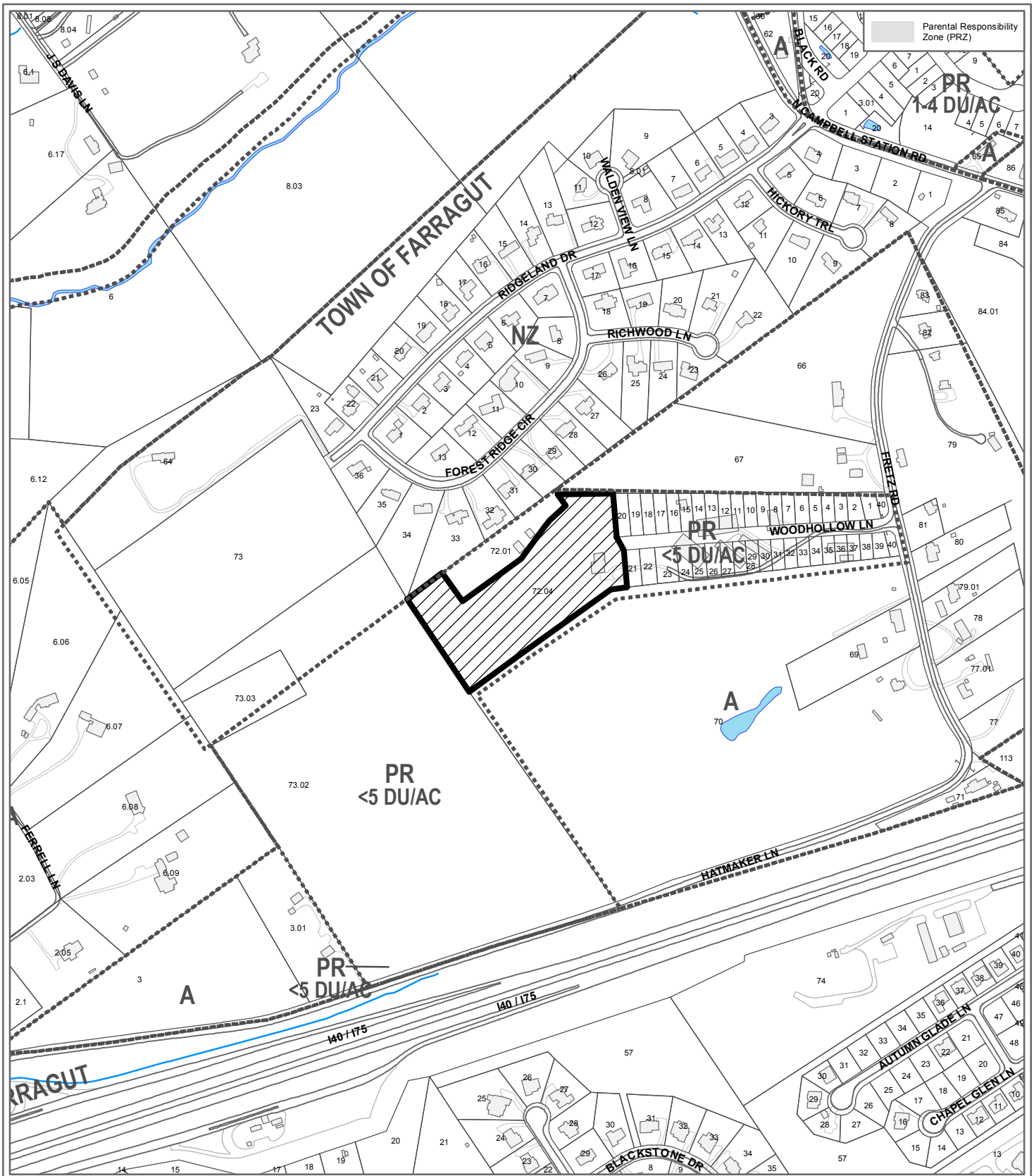
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 12 (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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**4-SB-14-C
CONCEPT PLAN**

Subdivision: Brandywine at Turkey Creek



Approval of Concept Plan

Original Print Date: 3/25/2014
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 130
 Jurisdiction: County



North
 (See Note No. 7)

Site: Civil Engineering & Surveying
 D.B. 1876, Pg. 814 & 828, 2005, Pg. 29

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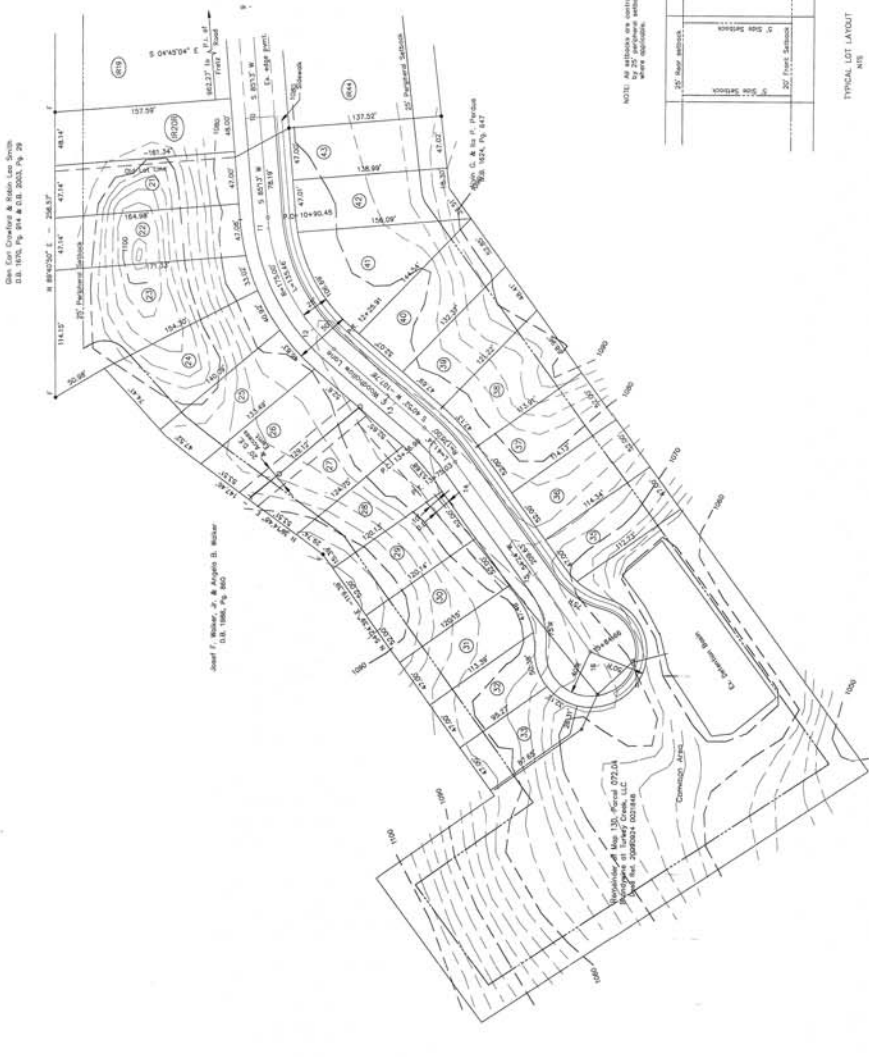
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- NOTES:
1. C.T. MAP 130-C, GROUP A, PARCEL 20 & C.T. 130.
 2. MAP OF LOTS - 33 MAP LOTS & COMMON AREA, LOTS IN PART 1 - 30 & 2 COMMON AREA LOTS, TOTAL - 41 LOTS & 2 COMMON AREA LOTS.
 3. AREA SUBDIVIDED - 6.28 ACRES, NET AREA - 1.08 ACRES, TOTAL AREA - 1.08 ACRES.
 4. 1/2' UTILITY & FINISH EXISTENCE WALKS PERMANENT AND 5/8" PERMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 5. THE PROPERTY IS ZONED PK.
 6. A PERIPHERAL SETBACK VARIANCE OF 20' TO 29' WAS GRANTED BY THE BOARD OF ZONING ADJUSTMENTS ON DEC. 17, 2008.
 7. A CENTERLINE VARIANCE OF 13'-24" TO 13'-78" WAS GRANTED BY MPC ON APRIL 10, 2014.

CERTIFICATION OF CONCEPT PLAN
 I, the undersigned, being a duly licensed Professional Engineer in the State of Tennessee, do hereby certify that the plan and specifications herein are a true and correct copy of the original plan and specifications on file in my office, and that I am a duly licensed Professional Engineer in the State of Tennessee.

 Date: _____



LOCATION MAP
 NOT TO SCALE



TYPICAL KNOX COUNTY ROAD CROSS SECTION WITH SIDEWALK
 NOT TO SCALE



TYPICAL LOT LAYOUT
 NOT TO SCALE



ROAD PROFILE
 NOT TO SCALE

REVISED

MPC File No. 4-5B-14-C

CONCEPT PLAN & SITE PLAN
 UNIT 2 & RE-SUB OF OT 1820
 BRANDYWINE AT TURKEY CREEK
 C.T. MAP 130-C, PARCEL OF PARCEL 073.04 &
 C.T. MAP 130-C, GROUP A, PARCEL 20

DISTRICT 6 - KNOX CO., TENN.
 SCALE: 1"=50'
 FEB. 21, 2014
 Rev. 3-L-14-C

COMPILED BY:
 BRANDYWINE AT Turkey Creek, LLC
 544 Peach Street
 Knoxville, TN 37932
 PH. 408-7224

DESIGNED BY:
 SURVEYING
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 KNOXVILLE, TN 37924
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