

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

▶ **FILE #:** 5-SA-16-C **AGENDA ITEM #:** 9
 5-D-16-UR **AGENDA DATE:** 5/12/2016

▶ **SUBDIVISION:** TOWERING OAKS VILLAGE, PHASE 1
 ▶ **APPLICANT/DEVELOPER:** NEW DESTINY 2 LLC
 OWNER(S): New Density USA LLC

TAX IDENTIFICATION: 130 PART OF 07302 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 12059 Hatmaker Ln

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

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

▶ **APPROXIMATE ACREAGE:** 30.25 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land / Town of Farragut (FAR: R-2)
 South: I-40/I-75 / Town of Farragut (FAR: R-1)
 East: Vacant land / PR (Planned Residential) & A (Agricultural)
 West: Residences / A (Agricultural) & RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 67

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via 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 at STA 0+57, from 250' to 175'.
 2. Horizontal curve variance on Road A at STA 10+71, from 250' to 125'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 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. The developer shall be responsible for widening Fretz Rd. to minimum width of 20 feet, from the

intersection of Fretz Rd. and Woodhollow Ln. south to the connection with Hatmaker Ln. The improvements shall meet the requirements of the Knox County Department of Engineering and Public Works. These improvements shall be approved and completed prior to any final plat being submitted for consideration by the Planning Commission.

4. The future development site (8.78 acres) identified on the concept plan is subject to a separate review and approval by the Planning Commission. The Traffic Impact Study submitted with this application may have to be updated when the future development site comes back before the Planning Commission for review. The north bound left turn lane improvement on N. Campbell Station Rd. at the intersection with Fretz Rd., as identified in the Traffic Impact Study prepared by Fulghum MacIndoe, is not required for this Phase 1 development of 67 detached residential lots. This improvement would be required for any future development of the site.

5. Installation of sidewalks on at least one side of all streets. The side of the street that the sidewalks are to be located on shall be worked out with the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.

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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation

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 and drainage system.

10. On the final plat, including the sight distance easement across Lot 24 on the inside of the horizontal curve identified above as variance 2.

11. Any subdivision or development of the portion of the property that is located within the Town of Farragut is subject to review and approval by the Town of Farragut.

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 and Condition #3 listed above has been met.

► **APPROVE the development plan for up to 67 detached residential dwellings on individual lots and the requested reduction of the peripheral setback from 35' to 15' along the eastern boundary as identified on the plan, subject to 1 condition.**

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

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 23 acre tract (area outside of Town of Farragut and excluding the acreage sold to the Brandywine at Turkey Creek developer) into 67 detached residential lots at a density of 2.91 du/ac. Access to the proposed subdivision will be from Hatmaker Ln. This is the fifth concept plan submitted for this site since October 12, 2006.

The future development site (8.78 acres) identified on the concept plan is subject to a separate review and approval by the Planning Commission. Street A on the concept plan will provide access to the northern portion of the site that is located within the Town of Farragut. Any subdivision or development of the portion of the property that is located within the Town of Farragut is subject to review and approval by the Town of Farragut.

A Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc. was submitted for the proposed subdivision and future development tract. Planning Commission and Knox County Engineering Staff have reviewed the Traffic Impact Study. Based on the study, staff is requiring the developer to widen of Fretz Rd. to minimum width of 20 feet, from the intersection of Fretz Rd. and Woodhollow Ln. south to the connection with Hatmaker Ln. These improvements shall be approved and completed prior to any final plat being submitted for consideration by the Planning Commission for this subdivision. The north bound left turn lane improvement on N. Campbell Station Rd. at the intersection with Fretz Rd., as identified in the Traffic Impact Study, is not required for this Phase 1 development of 67 detached residential lots. This improvement would be required for any future development of the site.

The applicant has identified a small amenity area with a pavilion at the northeast corner of the site. Staff is recommending that sidewalks be provided on one side of all streets to provide pedestrian connections between the lots and amenity area.

The applicant has requested a reduction of the peripheral setback from 35' to 15' along the eastern boundary of the subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts. The Brandywine at Turkey Creek subdivision at the northeast corner of the site was approved with a similar setback reduction.

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 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 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 2.91 du/ac, the proposed subdivision is consistent with the Sector Plan and Growth Policy Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan

ESTIMATED TRAFFIC IMPACT: 717 (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.

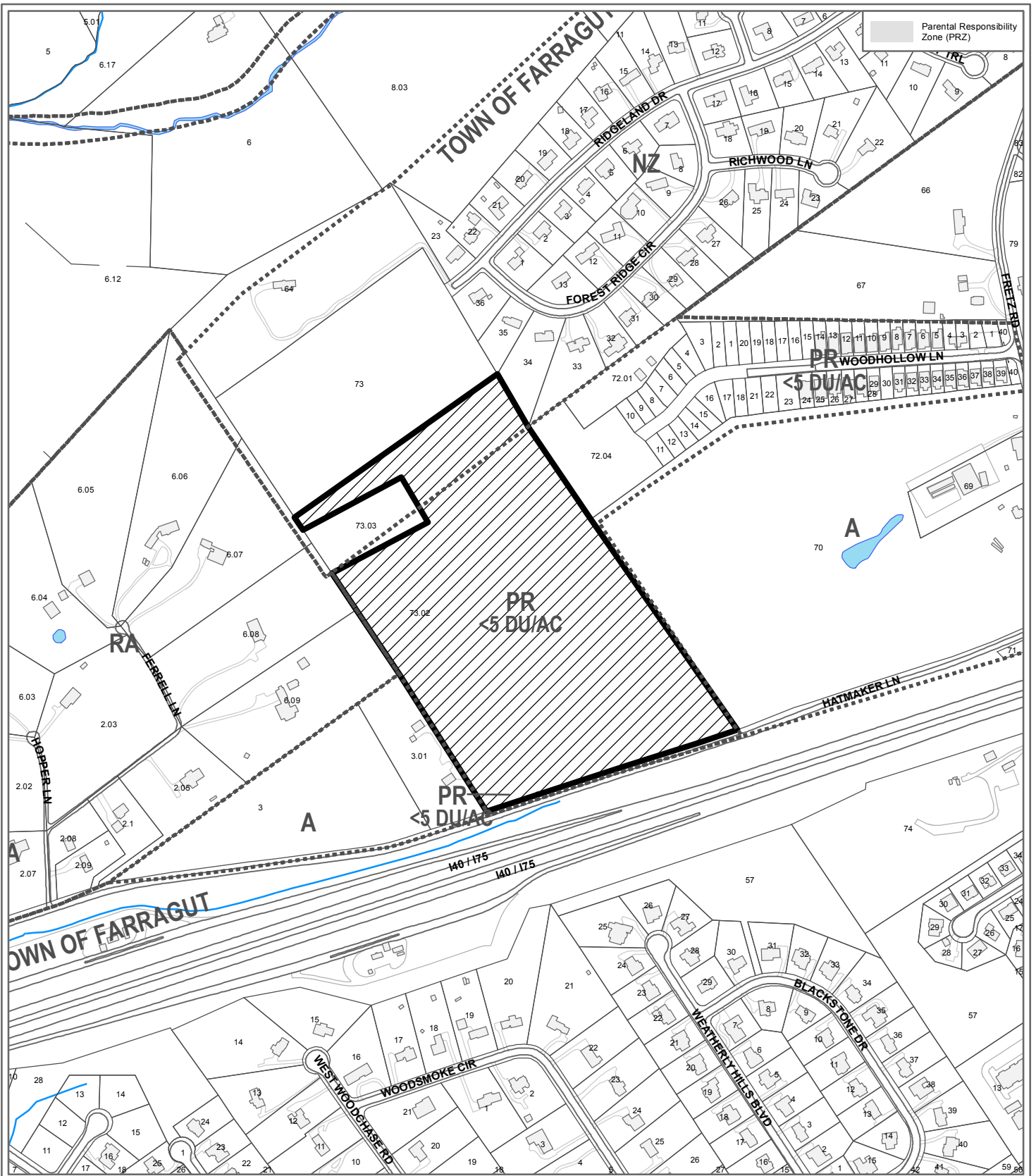
ESTIMATED STUDENT YIELD: 36 (public and private school children, ages 5-18 years)

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.



**5-SA-16-C / 5-D-16-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 4/18/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

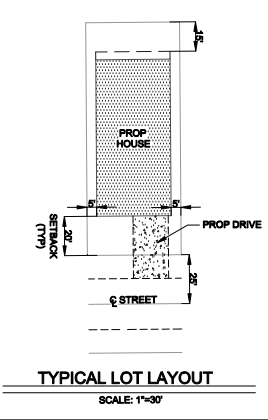
Petitioner: New Destiny 2 LLC
Towering Oaks Village, Phase 1

Map No: 130
Jurisdiction: County





LOCATION MAP NTS



TYPICAL LOT LAYOUT

SCALE: 1"=30'

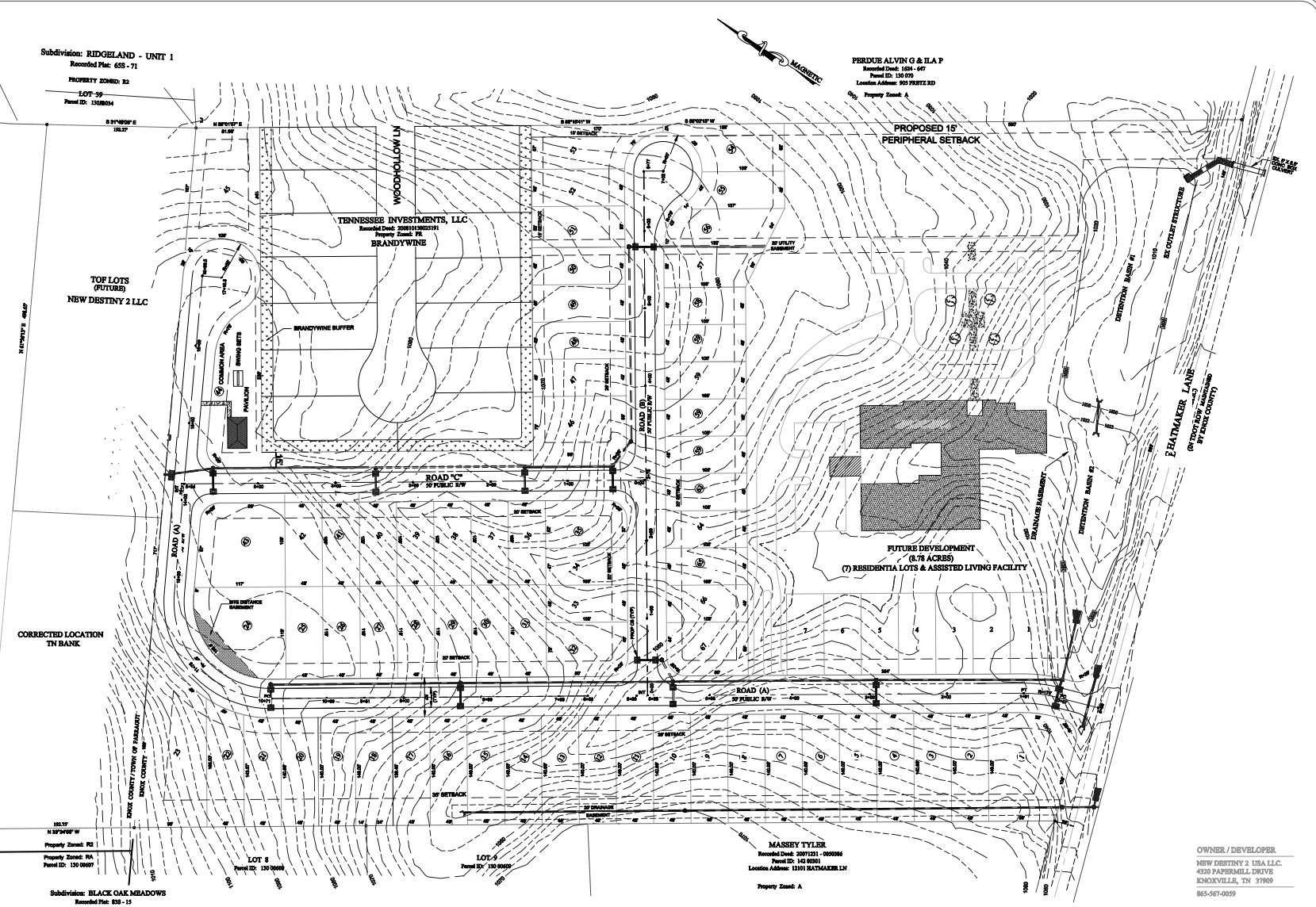
CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations and that the same have been reviewed and approved in a report filed with the Metropolitan Planning Commission.

Surveyor
Tenn. Reg. No. 789

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DIRECTION AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- IF UTILITY AND CHANGE EASEMENT MARSE ALL EXTERIOR BOUNDARY LINES, IF SUCH ARE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
- TAX MAP REFERENCES: CLT MAP 130, PART OF PARCEL 073.01
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, EASEMENTS, RIGHT-OF-WAYS, AND RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.
- EASEMENTS SHOWN HEREON ARE MAGNETIC AND ARE NOT RELATED TO U.S.G.S. DATA.
- ALL UTILITIES AND/OR EASEMENTS THAT MAY EXIST ON OR CROSSING SURVEYED PROPERTY, NOT SHOWN THIS SURVEY.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.
- PROPERTY ZONED: PFC
- TOTAL LOTS: (87) PHASE 1 (1) PHASE 2
- TOTAL AREA: 35.56 ACRES - 1,517,816 S.F.
- DEED REFERENCES: INSTR. NO. 2008030027508
- PLAT REFERENCES: (UNPLATTED)
- I HAVE RECEIVED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND THAT THE SURVEYED PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- ACCESS FROM INTERNAL ROAD SYSTEM ONLY.
- TRAFFIC CALMING TO BE INSTALLED BY ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
- TOPOGRAPHY TAKEN FROM KGSB, PROPOSED GRADES SUBJECT TO CHANGE BASED ON FIELD SURVEY.
- Pavement ROAD PAVEMENT TO BE WIDENED TO 30' FROM BRANDYWINE ENTRANCE TO CURVE AT HATMAKER ROAD. WIDENING TO BE COMPLETED PRIOR TO THE APPROVAL AND RECORDING OF THE FINAL PLAN FOR SUBDIVISION.
- HOMEOWNERS ASSOCIATION SHALL BE CREATED FOR MAINTENANCE OF COMMON AREAS AND THE STORMWATER SYSTEM.
- FUTURE DEVELOPMENT WILL REQUIRE LEFT TURN LANE ON N. CAMPBELL STATION ROAD BASED ON FINDINGS OF UPDATED TRAFFIC STUDY.



Subdivision: RIDGELAND - UNIT 1
Recorded Plat: 638 - 71
PROPERTY ZONED: R2
LOT 39
Parcel ID: 150804

PERDUE ALVIN G & ILA P
Recorded Deed: 1824 - 647
Parcel ID: 134899
Location Address: 905 FLETCHER RD
Property Zoned: A

TENNESSEE INVESTMENTS, LLC
Recorded Deed: 2008111902191
Property Zoned: R2

TOP LOTS (FUTURE)
NEW DESTINY 2 LLC

PROPOSED 15'
PERIPHERAL SETBACK

FUTURE DEVELOPMENT
(0.78 ACRES)
(7) RESIDENTIAL LOTS & ASSISTED LIVING FACILITY

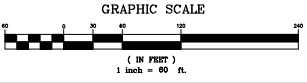
CORRECTED LOCATION
TN BLANK

Subdivision: BLACK OAK MEADOWS
Recorded Plat: 638 - 15
Paper Book RA

MASSEY TYLER
Recorded Deed: 20071231 - 000266
Parcel ID: 140 0051
Location Address: 1211 HATMAKER LN
Property Zoned: A

OWNER / DEVELOPER
NEW DESTINY 2 USA LLC
4200 PARKERBELL DRIVE
KNOXVILLE, TN 37909
865-567-0059

5-SA-16-C / 5-D-16-UR
Revised: 4/27/2016



LeMAY AND ASSOCIATES PH: 865-671-0183 FAX: 865-671-0213
CONSULTING ENGINEERS 10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

CONCEPT AND DEVELOPMENT PLAN SHEET 1 OF 2

TOWERING OAKS VILLAGE PHASE 1
(THE VILLAS AT TURKEY CREEK)

CLT MAP 130, PART OF PARCEL 073.01		DISTRICT 6 • KNOX COUNTY • TENNESSEE	
DRAWN BY: FREL	APPROVED BY: FREL	DATE: 02-16-2016	LATEST REVISION: 04-25-2016
		SCALE: 1"=60'	DRAWING NUMBER: 5209