

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

► **FILE #:** 1-SD-18-C
1-G-18-UR

AGENDA ITEM #: 13
AGENDA DATE: 1/11/2018

► **SUBDIVISION:** FRETZ ROAD SUBDIVISION

► **APPLICANT/DEVELOPER:** SCOTT WILLIAMS

OWNER(S): Cascade Falls, LLC

TAX IDENTIFICATION: 130 070

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 905 Fretz Rd

► **LOCATION:** West side of Fretz Rd., north side of Hatmaker Rd.

SECTOR PLAN: Northwest County

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

WATERSHED: Turkey Creek

► **APPROXIMATE ACREAGE:** 32.69 acres

► **ZONING:** PR (Planned Residential) pending

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

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND
USE AND ZONING: North: Residences - PR (Planned Residential)
South: Hatmaker Rd. & I-40 / I-75 - A (Agricultural) and Town of Farragut
East: Residences - A (Agricultural)
West: Vacant land - PR (Planned Residential)

► **NUMBER OF LOTS:** 113

SURVEYOR/ENGINEER: Scott Williams Scott Williams and Associates

ACCESSIBILITY: Access is via Fretz Rd., a local street with a 16' pavement width within a 40' right-of-way.

► **SUBDIVISION VARIANCES
REQUIRED:**

1. Horizontal curve variance on Road D from STA 1+02.02 to STA 1+46.57, from 250' to 100'.
2. Horizontal curve variance on Road D from STA 3+17.13 to STA 3+68.19, from 250' to 100'.
3. Horizontal curve variance on Road F from STA 2+11.99 to STA 3+75.78, from 250' to 100'.
4. Vertical curve variance on Road D at STA 1+04.99 for the K value from k=25 to k=16.5 and length of curve from 275' to 181.5'.
5. Vertical curve variance on Road E at STA 0+90.29 for the K value from k=25 to k=15 and length of curve from 150' to 90'.
6. Vertical curve variance on Road F at STA 1+10.93 for the K value from k=25 to k=15 and length of curve from 112.5' to 67.5'.

STAFF RECOMMENDATION:

- **APPROVE variances 1-5 because the site's shape and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.**
DENY variance 6.

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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Implementation of the recommended improvements identified in the Traffic Impact Study for the Fretz Road Subdivision (905 Fretz Road) prepared by Cannon & Cannon, Inc., dated December 21, 2017 as revised and approved by the Knox County Department of Engineering and Public Works, Planning Commission and Town of Farragut staff. Any required improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works and the Town of Farragut (for the street improvements to N. Campbell Station Rd.). The widening improvements to Fretz Rd. shall be approved (by Knox County Department of Engineering and Public Works) and completed prior to any final plat being submitted for consideration by the Planning Commission. The north bound left turn lane improvements on N. Campbell Station Rd. at the intersection with Fretz Rd., shall be reviewed and approved by the Town of Farragut. The turn lane improvements shall be completed prior to the issuance of the 47th building permit for the subdivision.
4. Installation of sidewalks on at least one side of all streets as identified on the concept plan. 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.
5. The grading plan shall be revised so that the site grading around the Childress property (Tax Parcel 130-069) will not encroach into a 5' buffer adjoining the property lines. The grading limits shall be clearly marked in the field prior to any site grading.
6. Revising the concept plan and street profiles to identify Road D and Road F as the same street. The three horizontal curve variances are based on the single street designation.
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 and the U.S. Army Corps of Engineers for any alteration to the designated wetland and existing pond on the site. The final determination regarding the proposed alteration of these two features may require a modification of the layout of the subdivision.
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 areas and drainage system.
10. On the final plat, including the sight distance easement across Lot 29 on the inside of the horizontal curve.
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 Planning Commission staff and the required widening of Fretz Rd. is completed.

- **APPROVE the development plan for up to 113 detached residential dwellings on individual lots, subject to 2 conditions.**

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR (Planned Residential) at a density that will allow the proposed 113 dwelling units.
2. 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 this 32.69 acre tract into 113 detached residential lots at a density of 3.46 du/ac. The Planning Commission recommended approval of the rezoning of the property to PR (Planned Residential) at a density of up to 4 du/ac on December 14, 2017. The Knox County Commission will consider the rezoning on January 22, 2018. Access to the proposed subdivision will be from Fretz Rd. approximately 163' south of Woodhollow Ln., the entrance street for Brandywine at Turkey Creek Subdivision. Sidewalks are being provided on one side of all streets within the subdivision as an amenity.

There is a small designated wetland and an established pond on the property that will be impacted by the proposed subdivision. The applicant will be required to submit an application to the Tennessee Department of Environment and Conservation and the U.S. Army Corps of Engineers for any alteration to the designated

wetland and potentially the existing pond on the site. The final determination regarding the proposed alteration of these two features may require a modification of the layout of the subdivision.

A Traffic Impact Study prepared by Cannon & Cannon, Inc. was submitted for the proposed subdivision. The Traffic Impact Study has been reviewed by Planning Commission, Knox County Engineering and Town of Farragut staff. 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 a distance of approximately 80' south of the proposed subdivision entrance to allow for a taper back to the existing pavement width. 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, requires approval from the Town of Farragut. The turn lane improvements to N. Campbell Station Rd. shall be completed prior to the issuance of the 47th building permit for 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.
2. With the proposed widening of Fretz Rd. and addition of the turn lane improvements on N Campbell Station Rd., there will be adequate capacity on the existing roadways to handle the projected traffic from this subdivision.
3. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area under PR (Planned Residential) zoning, and at a density of 3.46 du/ac, is consistent in use and density with the recommended rezoning for the property.

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. The proposed subdivision will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan as amended identifies this property for low density residential use. The PR zoning as recommended will allow a density up to 4 du/ac. With a proposed density of 3.46 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended rezoning.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 46 (public 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.
- 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.

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.