

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

▶ **FILE #:** 5-SD-18-C
 5-J-18-UR

AGENDA ITEM #: 13
AGENDA DATE: 5/10/2018

▶ **SUBDIVISION:** FRETZ ROAD
 ▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC
 OWNER(S): Mesana Investments, 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 Ln

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Urban Growth Area
 WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 32.7 acres

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

▶ **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:** 121

SURVEYOR/ENGINEER: Jim Sullivan

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

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Reduction of the minimum depth of a double frontage lot from 150' to 120' for lots 28-40.

STAFF RECOMMENDATION:

▶ **DENY** variance 1 based on the reasons outlined in the comment section below.

APPROVE the Concept Plan subject to 10 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. If the requested variance for the lot depth of double frontage lots is denied, the applicant shall submit a revised concept plan meeting the lot depth requirements to Planning Commission and Knox County Department of Engineering and Public Works staff for review. Staff may grant an administrative approval if no Subdivision Regulations variances are needed and the maximum number of units are not exceeded.
5. Installation of sidewalks on at least one side of all streets. 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. 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.
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 areas and drainage system.
9. On the final plat, including the sight distance easement across Lot 18 on the inside of the horizontal curve. At the design plan stage of the development, the applicant must demonstrate that there is a buildable area outside of the sight distance easement or the lot will have to be combined with an adjoining lot.
10. 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 121 detached residential dwellings on individual lots, 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 this 32.7 acre tract into 121 detached residential lots at a density of 3.70 du/ac. Access to the proposed subdivision will be from Fretz Rd. approximately 205' south of Woodhollow Ln., the entrance street for Brandywine at Turkey Creek Subdivision.

The Knox County Commission approved the rezoning of the property to PR (Planned Residential) at a density of up to 4 du/ac on January 22, 2018. The Planning Commission had approved a concept plan (1-SD-18-C / 1-G-18-UR) for 113 lots on this site on January 11, 2018. The approval of this concept plan would replace the previous concept plan approval.

VARIANCE DENIAL RECOMMENDATION:

Staff is recommending denial of the requested Subdivision Regulations variance to reduce the minimum depth of a double frontage lot from 150 feet to 120 feet for the following reasons:

1. When the Subdivision Regulations were amended on October 12, 2017, revisions were made to the double frontage lot standards with a change in the language that "double frontage lots shall be avoided" to "double frontage lots should be avoided". With that change a provision was added that "Double frontage lots shall have a minimum depth of at least 150 feet." This is one of two provisions that allows the Planning Commission to consider use of double frontage lots.
2. While this is one of the first concept plan applications that has come through for review under this new requirement, this change was discussed in one of the workshops on the Subdivision Regulations changes and was in the draft changes that were out for public review for over a year before they were adopted.
3. The applicant has not made any effort to comply with this new standard and has not identified any hardship or justification for not complying with the regulation.

4. This would set a bad precedent to grant a variance on one of the first developments to come forward on this issue with no real justification for granting the variance.

ADDITIONAL COMMENTS:

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 (TIS) prepared by Cannon & Cannon, Inc. was submitted for the previous concept plan approval. Staff is not requiring the applicant to submit a new TIS with the understanding that the applicant is being required to implement the recommended improvements from the previous study. The Traffic Impact Study had 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.

One of the general provisions for the PR zoning district is that it encourages open space for recreational use. The proposed concept plan has not identified any useable open space for recreational use. Staff is recommending a condition that sidewalks be provided on one side of all internal streets. The sidewalks will provide an amenity for the residents to safely walk to neighbor's homes and for use for exercise and would in part meet the PR open space objective. Sidewalks were proposed in the previous concept plan approval.

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 3.7 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 allows a density up to 4 du/ac. With a proposed density of 3.7 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.

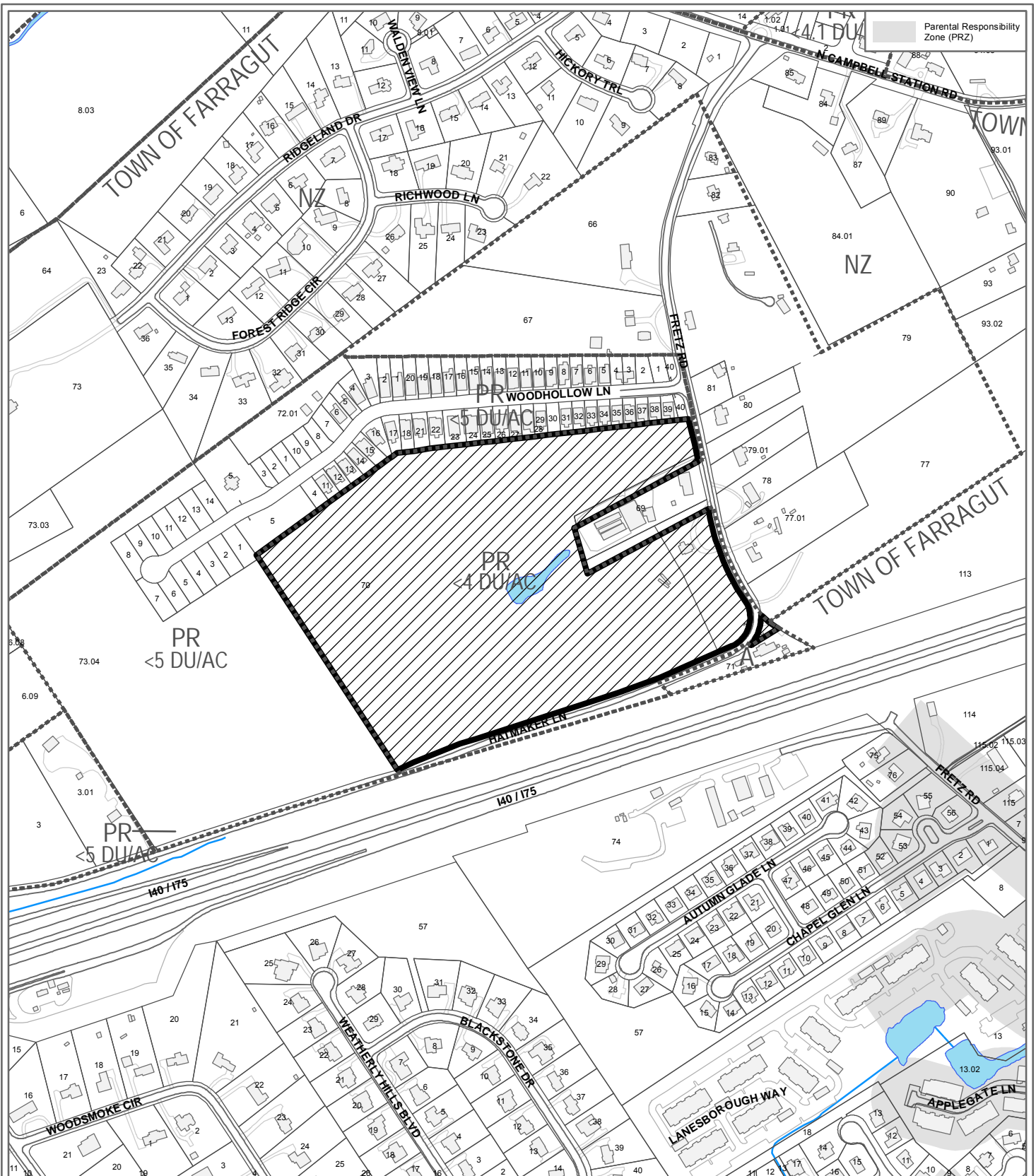
ESTIMATED STUDENT YIELD: 50 (public school children, ages 5-18 years)

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

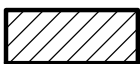
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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.



**5-SD-18-C / 5-J-18-UR
CONCEPT PLAN/USE ON REVIEW**



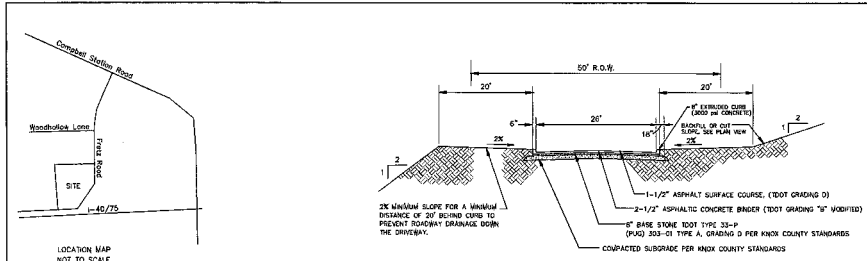
Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 4/16/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

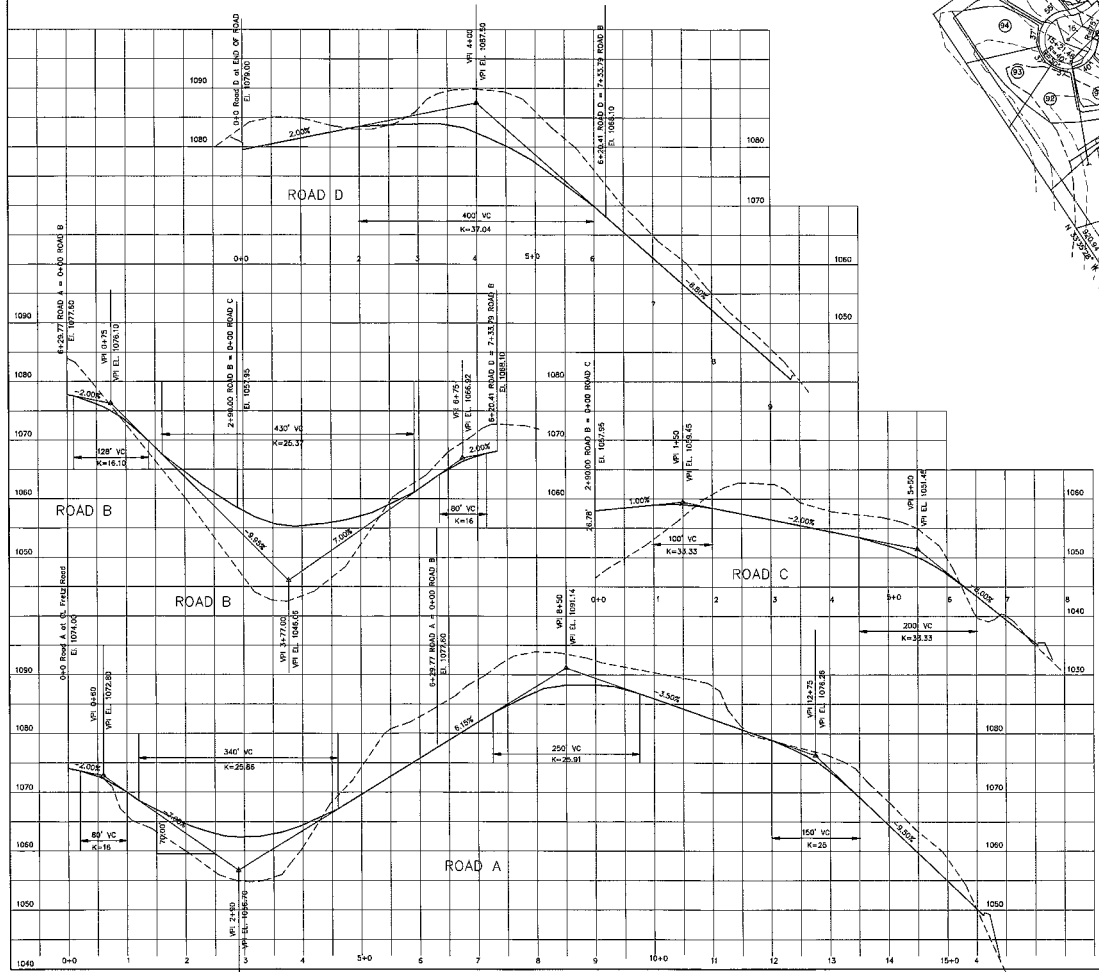
Petitioner: Mesana Investments, LLC
Fretz Road

Map No: 130
Jurisdiction: County



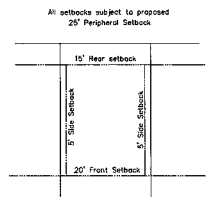


TYPICAL ROADWAY CROSS-SECTION
NTS



- NOTES:
1. CLT MAP 130, PARCEL 007.
 2. NO. OF LOTS - 121.
 3. AREA SHADWOOD - 33.78 ACRES.
 4. THIS PROPERTY IS ZONED PK.
 5. ALL LOTS EXCEPT LOT 121 ON THIS PLAT WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
 6. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5/8 PERMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.

- NOTE: VARIANCES REQUESTED:
1. PERIPHERAL SETBACK: 35' TO 25'
 2. ROAD A, ROAD SLOPE 1.00% TO 2.00%, 0+00 TO 0+60
 3. ROAD B, ROAD SLOPE 1.00% TO 2.00%, 0+00 TO 0+75
 4. ROAD A, K VALUE, 25 TO 16, 0+20 TO 7+23.79
 5. ROAD B, K VALUE, 25 TO 16.10, 0+15 TO 1+30
 6. ROAD B, K VALUE, 25 TO 16, 6+35 TO 7+15
 7. DEPTHS OF DOUBLE FRONTING LOTS 28-40, 150' TO 120'.



TYPICAL LOT LAYOUT
NTS

CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am a Surveyor licensed to do surveys under the laws of the State of Tennessee. I further certify these plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been tentatively described in a report filed with the Metropolitan Planning Commission.

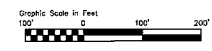
AM Sullivan
N.R.S. #1356

REVISED
APR 24 2018



SURVEYOR:
AM SULLIVAN
2943 GREENSTONE CIRCLE
MARYVILLE, TN, 37804
PK. 405-7324

DEVELOPER:
MESARA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN, 37929
PK. (605) 593-3356



MPC FILE #'S 5-SD-18-C/5-J-18-UR

REVISED CONCEPT PLAN & SITE PLAN
FRETZ ROAD
CLT MAP 130, PARCEL 007
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100' MARCH 26, 2018
APRIL 24, 2018



MPC
METROPOLITAN
PLANNING
COMMISSION
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 400 Main Street
 Knoxville, Tennessee 37902
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 FAX • 215 • 2068
 www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: Mesana Investments, LLC
 Date Filed: 3-26-2018 Meeting Date: 5/10/2018
 Application Accepted by: Mike Reynolds
 Fee Amount: \$4,000 File Number: Subdivision - Concept 5-5D-18-C
 Fee Amount: _____ Related File Number: Development Plan 5-5-18-UR

PROPERTY INFORMATION

Subdivision Name: Fritz Road

Unit/Phase Number: 905 Fritz Road

General Location: On Fritz Road west of Campbell Station, N of 140

Tract Size: 32.77 No. of Lots: 12.0

Zoning District: PR < 4 duplex

Existing Land Use: Vacant

Planning Sector: NW County

Growth Policy Plan Designation: Urban Growth (Farragut)

Census Tract: 59.04

Traffic Zone: 222

Parcel ID Number(s): CLT 130, Parcel 070

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Mesana Investments, LLC

Company: _____

Address: P O Box 11315

City: Knoxville State: TN Zip: 37939

Telephone: (865) 806-8008

Fax: (865) 693-7465

E-mail: swd444@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT Name: Jim Sullivan

Company: Jim Sullivan Land Surveyors

Address: 2543 Creekstone Circle

City: Maryville State: TN Zip: 37804

Telephone: (865) 406-7324

Fax: (865) 233-0572

E-mail: susieandjim5@gmail.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer First Utility District

Water First Utility District

Electricity LCUB

Gas KUB

Telephone AT&T

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT Name: Mesana Investments, LLC

Company: _____

Address: P O Box 11315

City: Knoxville State: TN Zip: 37939

Telephone: (865) 806-8008

Fax: (865) 693-7465

E-mail: _____

TRAFFIC IMPACT STUDY REQUIRED

No Yes Use recent TIS

USE ON REVIEW No Yes for property

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): Detached residential subdivision

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

VARIANCES REQUESTED

1. Road A Road slope 1.0% to 2.0% 0+0 - 0+60
 Justify variance by indicating hardship: to help reduce cut & fill

2. Road B Road slope 1.0% to 2.0% 0+0 - 0+75
 Justify variance by indicating hardship: to help reduce cut & fill

3. Road B Road slope 1.0% to 2.0% 6+75 to 7+33.79
 Justify variance by indicating hardship: to help reduce cut & fill

4. Road A K value 25 to 16 0+20 to 1+00
 Justify variance by indicating hardship: to help reduce cut & fill

5. Road B K value 25 to 16 0+11 to 1+39
 Justify variance by indicating hardship: to help reduce cut & fill

6. Road B K value 25 to 16 6+35 to 7+15
 Justify variance by indicating hardship: to help reduce cut & fill

7. _____
 Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Scott Davis

Address: PO Box 11315

City: Knoxville State: TN Zip: 37939

Telephone: (865) 866-8008

Fax: (865) 693-7465

Signature: _____

E-mail: swd444@gmail.com

Date: 3-26-2018