



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 3-SB-20-C  
3-K-20-UR

**AGENDA ITEM #:** 21  
**AGENDA DATE:** 3/12/2020

▶ **SUBDIVISION:** TOWERING OAKS

▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC

**OWNER(S):** New Destiny USA, LLC

**TAX IDENTIFICATION:** 130 07304 [View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 12059 Hatmaker Ln.

▶ **LOCATION:** North side of Hatmaker Ln., west of Fretz Rd., north of I-40 / I-75

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Urban Growth Area (Farragut)

**WATERSHED:** Turkey Creek

▶ **APPROXIMATE ACREAGE:** 23 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential lots

**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: Houses, Vacant land / PR (Planned Residential)  
West: Houses / A (Agricultural) & RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 85

**SURVEYOR/ENGINEER:** Jim Sullivan

**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:** Alternative Design Standards Approved by Knox County Engineering and Public Works:

- 1) Increase the maximum grade at an intersection from 1 percent to 2 percent on Road "A" at the Hatmaker Ln. intersection.
- 2) Reduction of the minimum street grade from 2 percent to 1 percent on Road "B" between STA 0+00 and 2+00.

## STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 12 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
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 October Park Subdivision prepared by Cannon & Cannon, Inc., dated October 24, 2018 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.).
4. The developer shall be responsible for widening Fretz Rd. to minimum width of 20 feet, from the intersection of Fretz Rd. and Lillibridge Crossing 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 to Planning Commission staff for consideration of approval.
5. The north bound left turn lane improvements on N. Campbell Station Rd. at the intersection with Fretz Rd., shall be reviewed, approved and meet all the requirements of the Town of Farragut. No more than 45 lots within the Towering Oaks Subdivision shall be platted before the left turn lane improvements on N. Campbell Station Rd. are completed.
6. Providing a cul-de-sac turnaround at the end of Road "A", subject to review and approval by the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision.
7. Providing a fee simple access strip with a minimum width of 10' to Road "A" for the Dog Park amenity.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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, amenities, and drainage system.
10. Correcting Concept Plan note #6 on the Final Plat to state, "All lots are to have access from the internal streets only."
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 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 request for up to 85 detached dwellings on individual lots and a reduction of the peripheral setback to 20 ft for the north development boundary and "future development" lot, and to 25 ft for lot 1 and the eastern development boundary, as shown on the Concept Plan, subject to 2 conditions.**

**DENY the request to reduce the peripheral setback to 25' on the west boundary of lots 12-17 because there is no apparent need or justification for the reduction.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Providing a Type B landscape along the east property line of the Dog Park, excluding the area in the 10' access strip (see Exhibit A).

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 23 acre tract (area outside of Town of Farragut) into 85 detached residential lots at a density of 3.70 du/ac. Access to the proposed subdivision will be from Hatmaker Ln. This is the seventh concept plan submitted for this site since October 12, 2006. The most recent approval was in 2018 and included 70 detached and 27 attached residential dwellings. This proposal was not required to update the 2018 Traffic Impact Study because the number of dwelling units is less than the previous Concept Plan which submitted a TIS and it was completed recent enough that the traffic counts and assumptions within the study should still be accurate.

Road A extends to the rear of the property and along the north development boundary, adjacent to the property 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. Road A is proposed without a turn around and proposed to be extended sometime in the future. Staff is recommending a condition that a cul-de-sac be installed because it is not know if or when the road will be extended. The subdivision regulations do not allow of public road to terminate without a cul-de-sac or some other acceptable turn around.

The amenity for the development is proposed to be a dog park located behind lots 24-39. Staff is

recommending a 10' fee simple access strip be provided to Road A rather than the 10' easement which is proposed for the northern portion of the access. When the cul-de-sac is added to the end of Road A, the 10' access should not need to extend in front of lot 24 as it is currently proposed. Staff is also recommending a Type B landscape screen along the east property line of the dog park for a buffer to the adjacent subdivision.

Staff is recommending denial of the 25' peripheral setback on lots 12-17 because there is no apparent need for the reduction when the other lots along the west side of Road A do not require the setback reduction. In addition, the adjacent lots to the west are large lot residential properties and a reduced setback for the subject properties is not compatible with the adjacent, established development pattern.

#### 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 Road and addition of the turn lane improvements on N Campbell Station Road, 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 3.70 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 identifies this property for low density residential use. The PR zoning allows a density up to 5 du/ac. With a proposed density of 3.70 du/ac, the proposed subdivision is consistent with the Sector Plan and approved rezoning.
2. The site is located within the Town of Farragut 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.

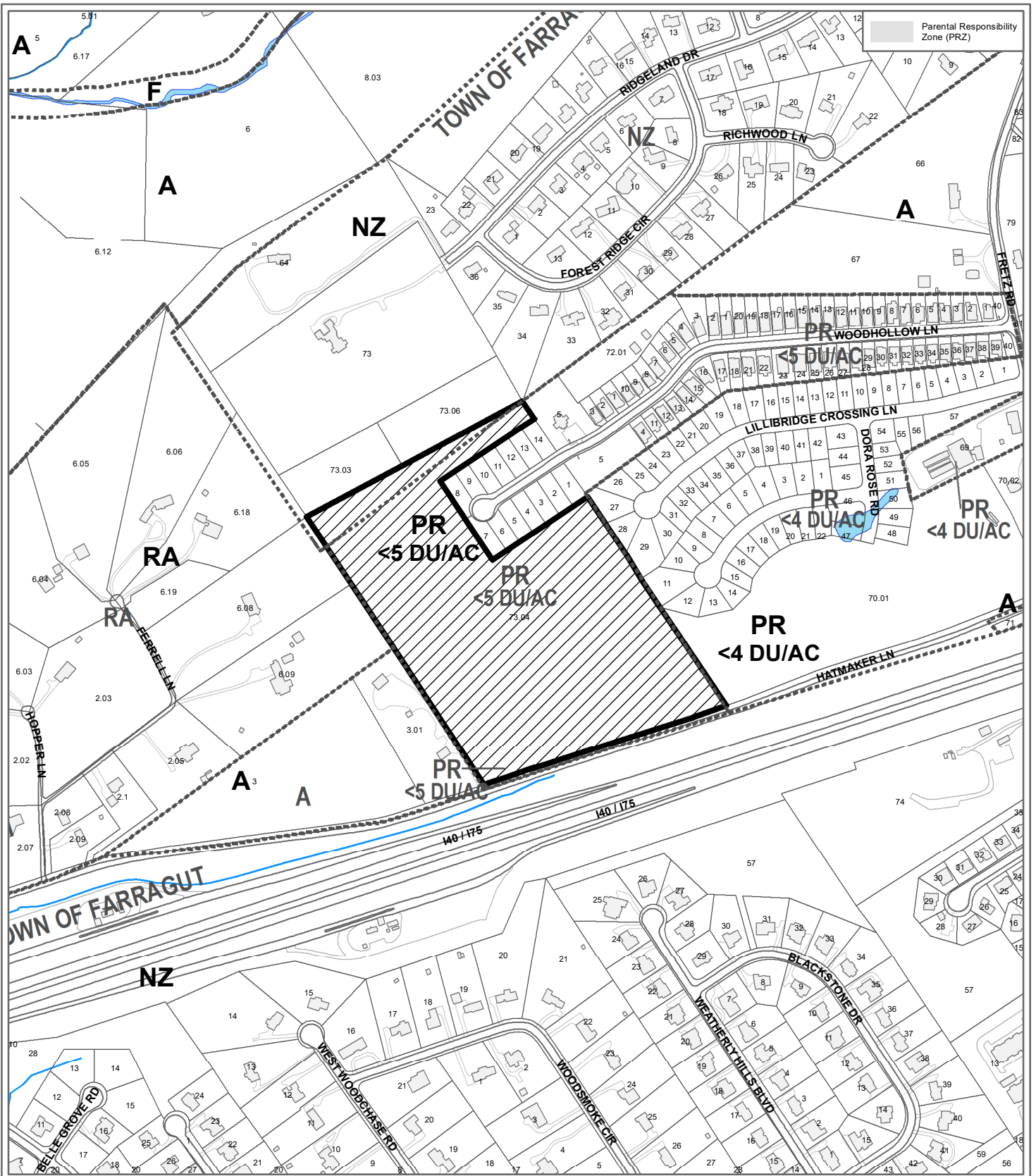
ESTIMATED STUDENT YIELD: 35 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

Knoxville-Knox County Planning Commission'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.

Knoxville-Knox County Planning Commission'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.



**3-SB-20-C / 3-K-20-UR  
CONCEPT PLAN/USE ON REVIEW**

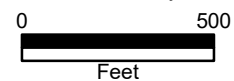


Detached residential lots in PR (Planned Residential)

Petitioner: Mesana Investments, LLC  
Towering Oaks

Map No: 130

Jurisdiction: County



Original Print Date: 2/18/2020

Revised:

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

# GUIDELINES LANDSCAPE SCREENING

## DESIGN

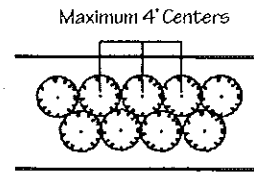
### Type "B" Screen: Continuous

**APPROPRIATE LOCATION:** Screening parking and loading areas from adjoining residential and office districts

**NOTE:** Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

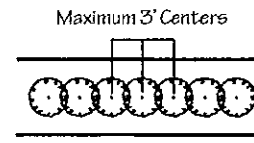
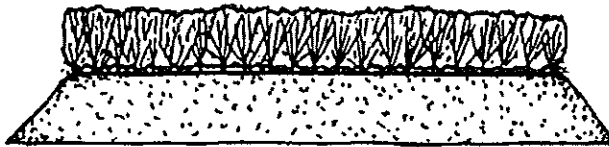
SHRUB HEIGHT  
Installed: 4 ft.  
Mature: 6 ft.

- Two offset rows of evergreen shrubs



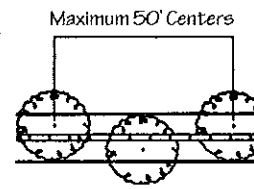
SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



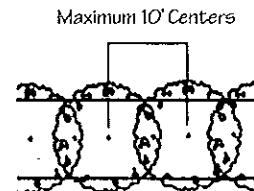
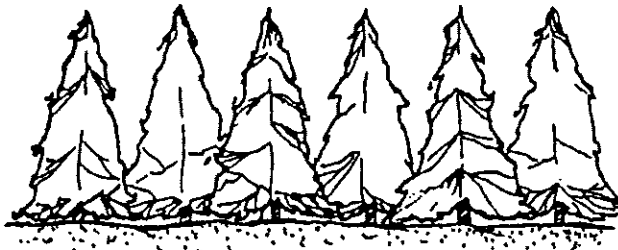
TREE HEIGHT  
Installed: 8 ft.  
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



#### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

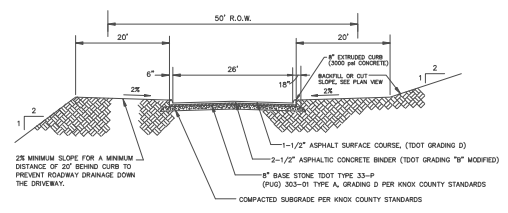
**For more information:**  
MPC  
Development Services  
Suite 403  
City County Building  
400 Main Street  
Knoxville, TN 37902  
Phone: 865 215-2500  
Fax: 865 215-2068  
Web: [www.knoxmpc.org](http://www.knoxmpc.org)

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.





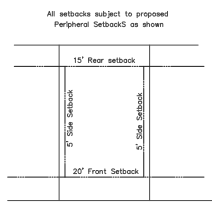
LOCATION MAP  
NOT TO SCALE



TYPICAL ROADWAY CROSS-SECTION  
NTS

- NOTES:
1. CLT MAP 130, PARCEL 073.04.
  2. NO. OF LOTS - 85.
  3. AREA SUBDIVIDED - 27.00 ACRES.
  4. THIS PROPERTY IS ZONED PR.
  5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE LOT LINES, 5' INSIDE ALL INTERIOR LOT LINES AND OTHER EXTERIOR LOT LINES.
  6. ALL LOTS FRONT INTERNALLY.

WAIVER REQUESTS:  
1. WAIVER OF SLOPE OF ROAD "A" AT HATMAKER LANE OF 1.00% TO 2.00%.



TYPICAL LOT LAYOUT  
NTS

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 these plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

TN RLS #1306



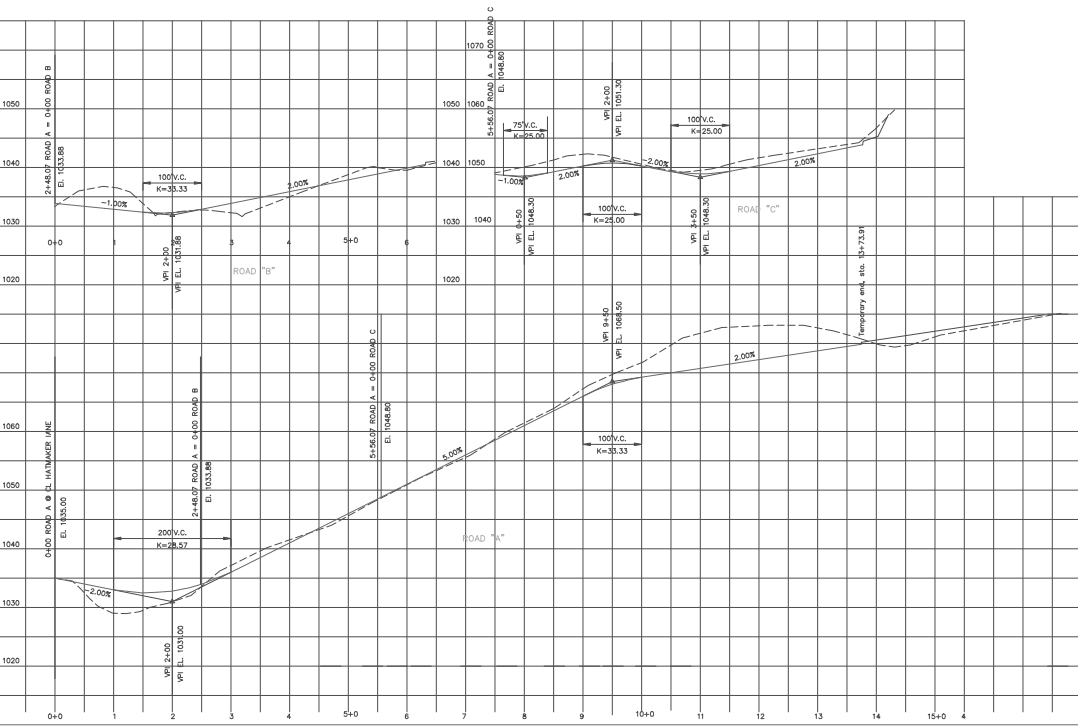
SURVEYOR:  
JIM SULLIVAN  
2543 CRESTSTONE CIRCLE  
MARYVILLE, TN. 37804  
PH. 406-7324

DEVELOPER:  
MESANA INVESTMENTS, LLC  
P.O. BOX 11315  
KNOXVILLE, TN. 37939  
PH. (865) 693-3356

3-SB-20-C  
3-K-20-UR

Revised: 2/24/2020

CONCEPT PLAN & SITE PLAN  
TOWERING OAKS  
CLT MAP 130, PARCEL 073.04  
DISTRICT 6 - KNOX CO., TENN.  
SCALE: 1"=100' JAN. 27, 2020  
FEB. 24, 2020



WJW

# Revised 2/24/2020



## DEVELOPMENT REQUEST

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
- Rezoning

Mesana Investments, LLC  
Applicant Name Affiliation

1/27/20 3/12/20 3-SB-20-C  
Date Filed Meeting Date (if applicable) File Number(s)

3-K-20-UR

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Scott Davis Mesana Investments, LLC  
Name Company

P.O. Box 11315 Knoxville TN 37939  
Address City State Zip

(865) 806-8008 swd444@gmail.com  
Phone Email

## CURRENT PROPERTY INFO

New Destiny USA, LLC 1221 Huntington Road, Knoxville, TN (865)-388-7304  
Owner Name (if different) Owner Address Owner Phone

12059 Hatmaker Lane 130 073.04  
Property Address Parcel ID

N of I-40/I75 west of N/S  
General Location Tract Size

Near the corner of Fretz Road and Hatmaker Lane 23 acres (+/-)

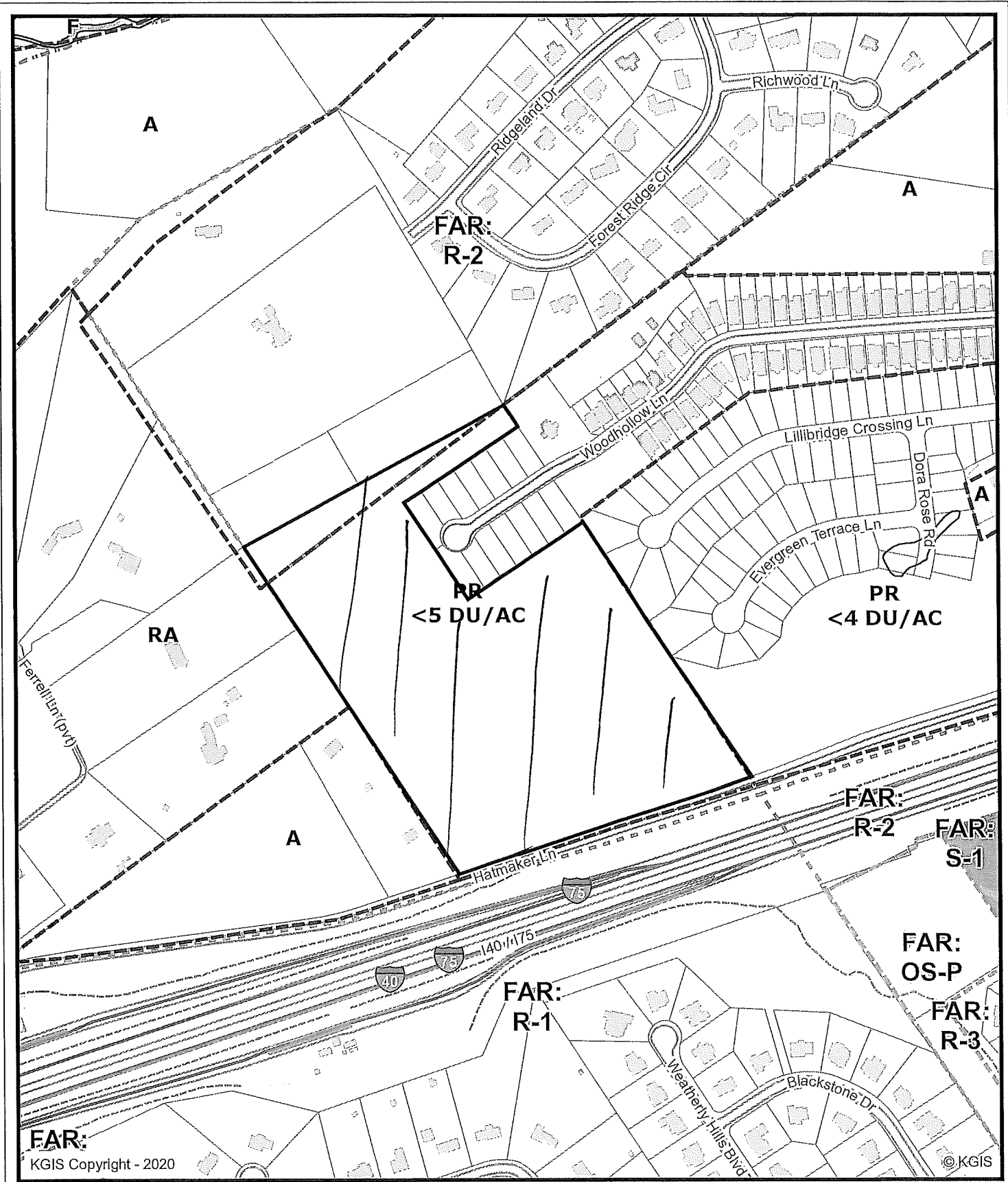
6 PR < 5 DU/AC  
Jurisdiction (specify district above)  City  County Zoning District

Northwest County LDR Urban Growth  
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

Vacant Land N FUD FUD  
Existing Land Use Septic (Y/N) Sewer Provider Water Provider







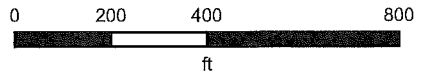
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Letter Portrait



Printed: 1/27/2020 at 4:21:00 PM



Knoxville - Knox County - KUB Geographic Information System

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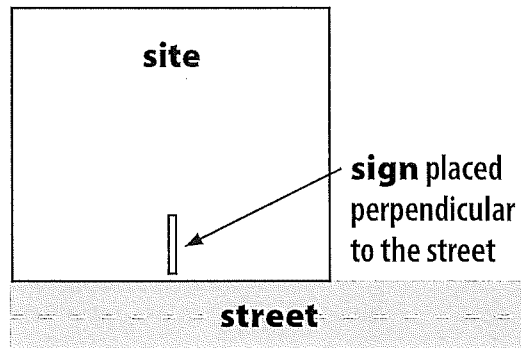
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Feb 26 (Wed) and March 13 (Fri)  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Drew Staten

Printed Name: Drew Staten

Phone: (865) 806-8008 Email: swd444@gmail.com

Date: 1-27-20

File Number: 3-K-20-WA / 3-SB-20-C