



# 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.