



DEVELOPMENT PLAN/ USE ON REVIEW REPORT

▶ **FILE #:** **2-B-25-UR** Switched order of the cases so the use on review
2-C-25-DP came before the development plan

AGENDA ITEM #: 30
AGENDA DATE: 2/13/2025

▶ **APPLICANT:** VENTURE AT LASTER FARMS LLC
OWNER(S): Candy Laster

TAX ID NUMBER: 130 175 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11471 OUTLET DR

▶ **LOCATION:** North side of Outlet Dr, east of Snyder Rd

▶ **APPX. SIZE OF TRACT:** 18.31 acres

GROWTH POLICY PLAN: Farragut Urban Growth Boundary

ACCESSIBILITY: Access is via Outlet Drive, a minor collector with a 45 ft pavement width within a right-of-way which varies from 80 ft to 105 ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

▶ **ZONING:** OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Multi-dwelling development

DENSITY PROPOSED: 17.48 du/ac

HISTORY OF ZONING: The property was rezoned from PR (Planned Residential) up to 12 du/ac to OB (Office, Medical and Related Services) in April 2024 (2-F-24-RZ).

SURROUNDING LAND USE AND ZONING:
North: Agriculture/forestry/vacant land - A (Agricultural)
South: Agriculture/forestry/vacant land, commercial - FAR: OD-RE/E (Farragut: Outlet Drive Regional Entertainment and Employment District)

East: Single family residential - RA (Low Density Residential)

West: Multifamily residential - PR(k) (Planned Residential) up to 18 DU/AC, with conditions

NEIGHBORHOOD CONTEXT: This area is characterized by a mix of residential and commercial land uses. The residential uses are a mix of single family dwelling units on suburban lots and multifamily dwelling units. The commercial uses are auto-oriented retail and entertainment operations.

STAFF RECOMMENDATION:

▶ **Approve the use on review for a multi-dwelling development with up to 320 units and a maximum building height of 52 ft for the 4-story structures as shown in the development plan, subject to 10 conditions.**

- 1) Connecting to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Implementing the recommendations of the Venture at Laster Farms Multifamily Traffic Impact Study (TIS) by Cannon & Cannon, revised 1/20/2025, as required by Knox County Engineering and Public Works and the Town of Farragut (Exhibit B). A Memorandum of Understanding (MOU) with Knox County Engineering and Public Works may be required for work within the public rights-of-way, per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102). If the applicant does not enter into a MOU that includes improvements within the Town of Farragut rights-of-way, a letter of credit in dollar amount provided by the Town Engineer for the road and traffic signal modifications shall be submitted before the issuance of building permits.
- 3) A maximum of 100 certificates of occupancy may be issued before the road and traffic-related improvements are completed and operational at the intersection of N. Campbell Station Road at Snyder Road.
- 4) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 5) Providing a Type B landscape screen (Exhibit C) along the east and north boundary lines, as shown on the landscape plan. Existing trees that remain can count toward this requirement. The Planning staff may approve minor modifications in keeping with the landscape plan before building permits are issued.
- 6) Meeting all application requirements of the Knox County Stormwater Management Ordinance (Chapter 26, Article VI of the Knox County Code), including but not limited to obtaining approval from the director of the Department of Engineering and Public Works to modify or fill any sinkholes (closed contours). If one or more closed contours cannot be filled, resulting in a modification of the site plan, a new Use on Review and Development Plan application may be required. Modifying the site plan does not include eliminating residential structures and associated driveways and parking if all other elements of the proposed development remain the same, including the number of dwelling units proposed in the other portions of the site. The elimination of a residential structure will result in a decrease in the maximum number of dwelling units allowed based on the units in the structure shown on the plan.
- 7) Obtaining all necessary approvals and permits from the Town of Farragut, including but not limited to the intersection improvements at the intersection of Snyder Road and N. Campbell Station Road and the westbound right turn lane on Outlet Drive at the site access point.
- 8) If the Hayes Road right-of-way is not closed, a revised site plan with updated zoning compliance notes must be submitted to and approved by Planning staff before building permits are issued. Planning staff may approve adjustments to the alignment of the entrance driveway if it does not result in the driveway being moved closer to adjacent properties to the south and east.
- 9) Meeting all applicable requirements of Knox County Engineering and Public Works.
- 10) Meeting the requirements of the Knox County Zoning Ordinance.

▶ **Approve the development plan for a multi-dwelling development with up to 320 units as shown in the development plan, subject to 1 condition.**

1) Meeting all the conditions of the associated use on review application (2-B-25-UR).
 With the conditions noted, this plan meets the requirements for approval in the OB (Office, Medical, and Related Services) zoning district and the criteria for approval of a development plan.

With the conditions noted, this plan meets the requirements for approval in the OB (Office, Medical, and Related Services) zoning district and the criteria for approval of a use on review.

COMMENTS:

This proposal is for a 320-unit multi-family apartment complex on 18.31 acres and at a density of 17.48 du/ac. The development will include five 4-story and seventeen 2-story residential structures. The 4-story structures are located in the southwestern portion of the site, furthest away from the existing single-family houses to the east, and the large agricultural property to the north. The 2-story structures are townhouse-style units, where each unit has individual entrances and garages. The amenity features are located in the middle of the site, which includes a leasing office/clubhouse, outdoor pool, and fitness/cabana building. The property was rezoned from PR (Planned Residential) up to 12 du/ac to OB (Office, Medical and Related Services) in April 2024 (2-F-24-RZ).

The OB zone allows any use permitted and as regulated in the RB (General Residential) zone. The RB zone