

▶ **FILE #:** 12-D-16-RZ

**AGENDA ITEM #:** 30

**AGENDA DATE:** 12/8/2016

▶ **APPLICANT:** VERTEX DEVELOPMENT, LLC

OWNER(S): Steve Bethel

TAX ID NUMBER: 103 10804

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11103 Hardin Valley Rd

▶ **LOCATION:** Northwest side Hardin Valley Rd., southwest of Conners Creek Cir.

▶ **APPX. SIZE OF TRACT:** 20.5 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is from Hardin Valley Rd., a minor arterial street with 3 lanes and a center turn lane with 45' of pavement width within 85-100' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek

▶ **PRESENT ZONING:** A (Agricultural) and PR (Planned Residential) @ 1-3 du/ac

▶ **ZONING REQUESTED:** PR (Planned Residential) @ up to 4 du/ac

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential development

**DENSITY PROPOSED:** 4 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning and density from the west

HISTORY OF ZONING: Property to west (73 acres) was rezoned PR in early 2016 (3-F-16-RZ).

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)

South: Hardin Valley Rd., houses / PR (Planned Residential)

East: Residential subdivision / PR (Planned Residential) at up to 3 or 4 du/ac

West: Vacant land / PR (Planned Residential) at up to 4 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural to low density residential uses under A, RA and PR zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4 du/ac.**

PR zoning at the requested density is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. The site is relatively flat, so is appropriate for development at the proposed density.

**COMMENTS:**

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This site is accessed from Hardin Valley Rd., a minor arterial street, and is in close proximity to other residential developments that are zoned PR at comparable densities.
2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.
4. The site is appropriate to be developed under PR zoning at the requested density. The site does not have significant slope or other environmental constraints, and has access to a minor arterial street.
5. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. At the requested density of up to 4 du/ac on the 20.5 acres reported, up to 82 dwelling units could be proposed for the site. If developed with the proposed, detached residential units, this would add approximately 864 trips to the street system and about 44 children to the school system.
2. If more than 750 trips are generated, a traffic study will be required to be submitted with the use on review/concept development plan. Sidewalks will be required because of the subject property's proximity to Hardin Valley Elementary and Academy to the east. The site is located within the Parental Responsibility Zone, where sidewalks are required.
3. There is evidence of possible sinkholes located on portions of this and adjacent sites. If determined to be true sinkholes, development on or around them will have to meet TDEC requirements and appropriate building setbacks will be applied.
4. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
5. The approval of this request will allow the applicant to submit a development plan with up to 82 dwelling units for MPC's consideration.
6. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.
7. Public water and sanitary sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes low density residential uses for this property, consistent with the requested PR zoning at up to 4 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future requests for PR zoning, consistent with the sector plan's low density residential proposal for the area.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT: 864 (average daily vehicle trips)

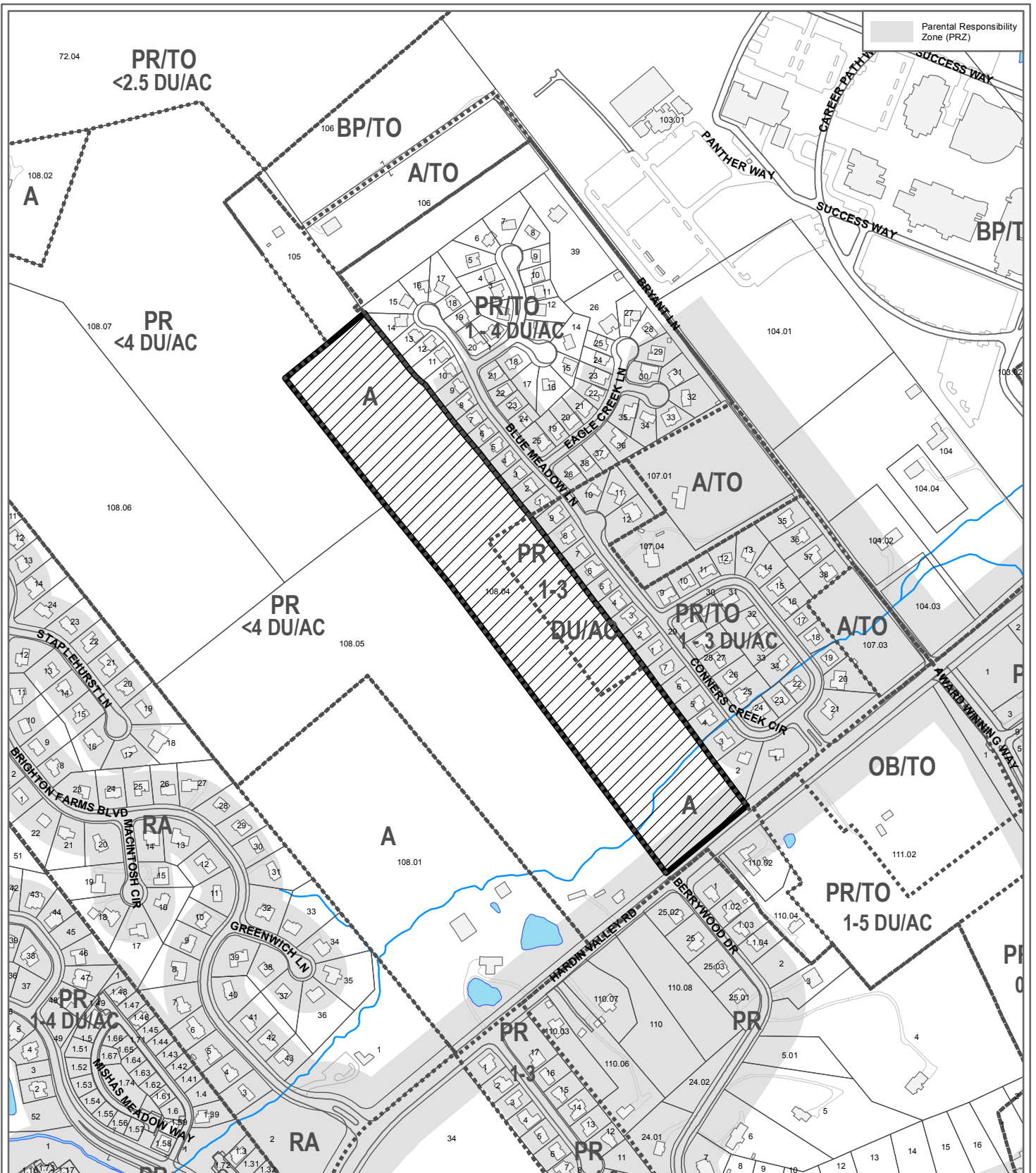
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 44 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knox County Commission for action on 1/23/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**12-D-16-RZ  
REZONING**

From: A (Agricultural) and PR (Planned Residential) @ 1-3 du/ac

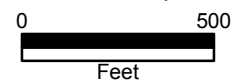
To: PR (Planned Residential) @ up to 4 du/ac



Petitioner: Vertex Development, LLC

Map No: 103

Jurisdiction: County

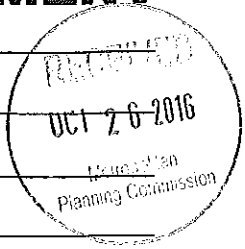


Original Print Date: 11/17/2016  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

REZONING PLAN AMENDMENT

Name of Applicant: Vertex Development, LLC Date Filed: 10-26-16 Meeting Date: 12/ Application Accepted by: Marc Payne Fee Amount: \$28000 File Number: Rezoning 12-D-16-RZ Fee Amount: # File Number: Plan Amendment #



PROPERTY INFORMATION

Address: 11103 Hurdin Valley Dr General Location: NW side of Hurdin Valley Hwy, SW Conners Creek Blvd Tract Size: 20.5 ac Tax Identification Number: Map 103 Parcel 108.04 Existing Land Use: Vacant Planning Sector: Northwest County Growth Policy Plan: Planned Census Tract: 59.07 Traffic Zone: 227 Jurisdiction: [ ] City Council [ ] County Commission 6th District

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, whose names are included on the back of this form.

Signature: [Signature] Date: 10/26/16

PLEASE PRINT Name: Steve Bethel Company: Vertex Dev. Inc. LLC Address: 121 Aman Dr. City: Andersonville State: TN Zip: 37705 Telephone: 865-384-8624 Fax: E-mail: sbethel.bethel@gmail.com

Requested Change

REZONING

FROM: Agriculture TO: PR

PLAN AMENDMENT

[ ] One Year Plan [ ] Sector Plan FROM: TO:

PROPOSED USE OF PROPERTY

Single family detached S/D Density Proposed 4 Units/Acre Previous Rezoning Requests: None known

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be directed to:

PLEASE PRINT Name: David Harbin Company: Barton Hines Howell & Poe Address: 4334 Poppermill Drive City: Knoxville State: TN Zip: 37909 Telephone: 588-6472 Fax: 588-6473 E-mail: harbin@bhp.com

**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please Print or Type in Black Ink: (If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
Vertex Development, LLC	121 Anton Dr	Andersonville	TN	37905	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C/O Steve Bethel						
Avan Ellison	11104 Sam Lee Rd	Knoxville	TN	37932	<input checked="" type="checkbox"/>	