

▶ **FILE #:** 4-I-17-RZ

AGENDA ITEM #: 56

AGENDA DATE: 4/13/2017

▶ **APPLICANT:** VERTEX DEVELOPMENT TN

OWNER(S): Vertex Development TN

TAX ID NUMBER: 91 PART OF 205 PORTION ZONED PC AND A NORTH OF RAILROAD ONLY [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS:

▶ **LOCATION:** Southwest side Lobetti Rd., northwest of Ball Camp Pike

▶ **APPX. SIZE OF TRACT:** 23 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Current access is from Lobetti Rd., a local street with 15' of pavement width within 50' of right-of-way. Future access will be available from the Schaad Rd. extension, which runs through the middle of the subject property.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** PC (Planned Commercial) and A (Agricultural)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning from the south

HISTORY OF ZONING: Property was rezoned to PC with conditions in 2008 (8-C-08-RZ/8-A-08-SP).

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural) and CA (General Business)

South: Vacant land / PR (Planned Residential)

East: Residences and vacant land / A (Agricultural)

West: Vacant land / PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: This area is currently developed with agricultural and rural to low density residential uses under A, PR and RA zoning. There is a large tract of PC zoning to the west, that may be developed with businesses after the Schaad Rd. extension is completed in this area.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac, as requested.**

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 with few environmental constraints, so is appropriate for development at the maximum density allowed under the LDR sector plan designation.

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 currently only has access to Lobetti Rd. It is cut off from Ball Rd. by adjacent parcels to the north and from Ball Camp Pike by railroad right-of-way. The new Schaad Rd. will eventually be constructed through the site, providing improved access and traffic capacity.
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 maximum permissible density in the LDR category. The site does not have significant slope or other environmental constraints.
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 5 du/ac on the 9 acres reported, up to dwelling units could be proposed for the site. If developed with detached residential units, this would add approximately 1179 trips to the street system and about 61 children to the school system. If more than 750 trips are generated by the proposed development units, a traffic impact study will be required to be submitted along with development plans.
2. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. The approval of this request will allow the applicant to submit a development plan with up to 115 dwelling units for MPC's consideration.
4. Sidewalks will be required on at least one side of each street within the development, and possibly along the Lobetti Rd. frontage.
5. If access is proposed to Lobetti Rd., improvements to that road will be necessary, including possible widening. Any improvements, deemed necessary by Knox County Engineering and MPC staff, will be identified during the development plan review.
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 5 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: 1179 (average daily vehicle trips)

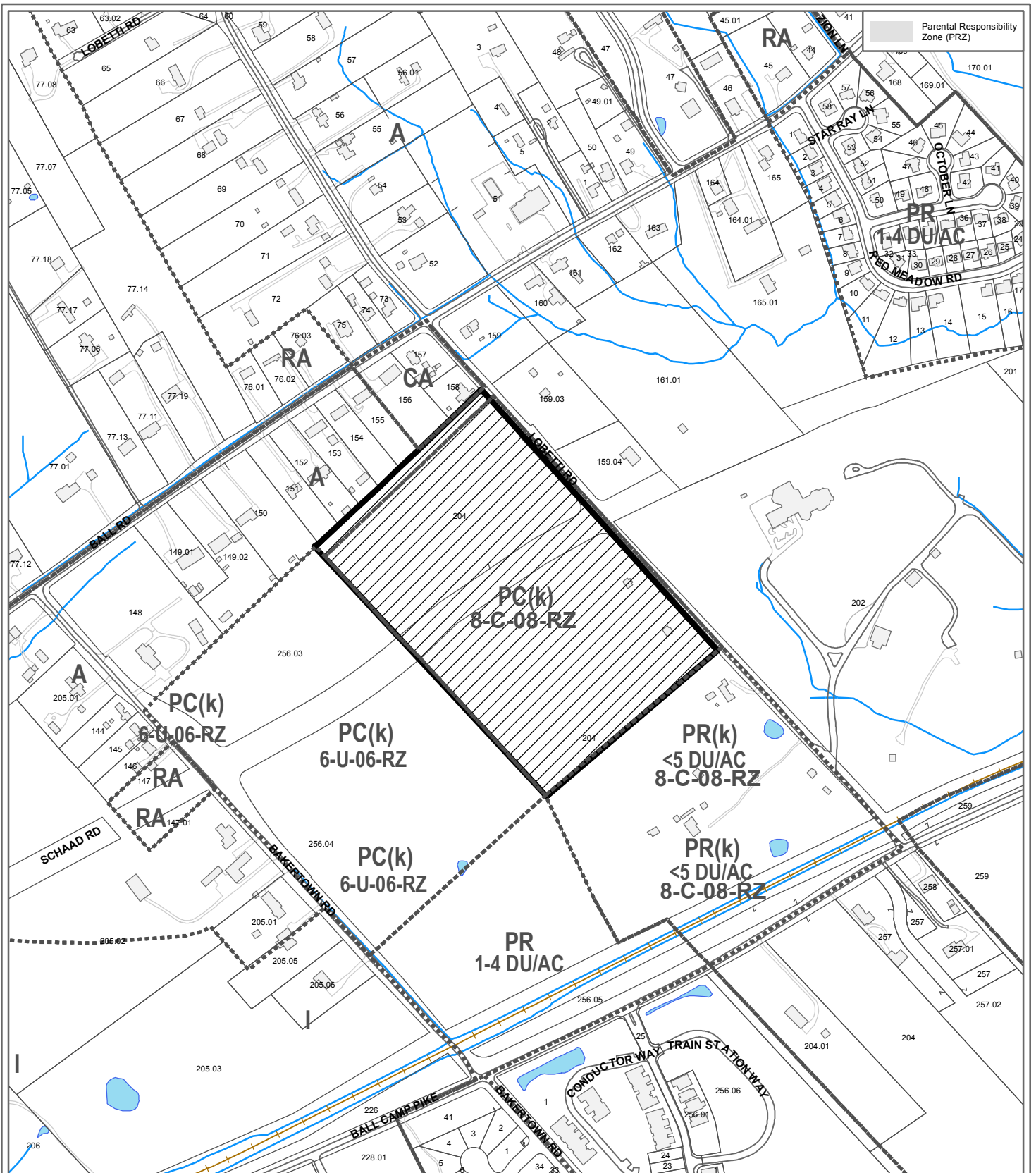
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 61 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns High.

- 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 5/22/2017. 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.



**4-I-17-RZ
REZONING**

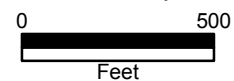
From: PC (Planned Commercial) and A (Agricultural)
To: PR (Planned Residential)



Petitioner: Vertex Development TN

Map No: 91

Jurisdiction: County



Original Print Date: 3/14/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

KNOXVILLE, KNOX COUNTY
MPC
 METROPOLITAN
 PLANNING
 COMMISSION
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

REZONING **PLAN AMENDMENT**



Name of Applicant: Vertex Development Tn
 Date Filed: 2/27/17 Meeting Date: 4/13/17
 Application Accepted by: Michael Reynolds
 Fee Amount: \$2,275.00 File Number: Rezoning 4-I-17-R2
 Fee Amount: _____ File Number: Plan Amendment _____

PROPERTY INFORMATION
 Address: 7711 Ball Camp Pike
 General Location: SW side Lobeth Rd,
Northwest of Ball Camp Pike
 Tract Size: 23 acres (partly zoned PC only)
 Tax Identification Number: 91 - part of parcel
204
 Existing Land Use: Vacant
 Planning Sector: Northwest County
 Growth Policy Plan: Planned Growth
 Census Tract: 46.07
 Traffic Zone: 2/2
 Jurisdiction: City Council _____ District
 County Commission _____ 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: David Harbin
 Date: 2/27/17
 PLEASE PRINT
 Name: David Harbin
 Company: Batson Homes Knoxville & Poe
 Address: 4334 Papermill Drive
 City: Knoxville State: TN Zip: 37909
 Telephone: 588-6472
 Fax: 588-6473
 E-mail: harbin@bhn-p.com

Requested Change
REZONING
 FROM: PC & A
 TO: PR up to 5 du/acre
PLAN AMENDMENT
 One Year Plan _____ Sector Plan
 FROM: _____
 TO: _____

APPLICATION CORRESPONDENCE
 All correspondence relating to this application should be directed to:
 PLEASE PRINT
 Name: David Harbin
 Company: Batson Homes Knoxville & Poe
 Address: 4334 Papermill Drive
 City: Knoxville State: TN Zip: 37909
 Telephone: 588-6472
 Fax: 588-6473
 E-mail: harbin@bhn-p.com

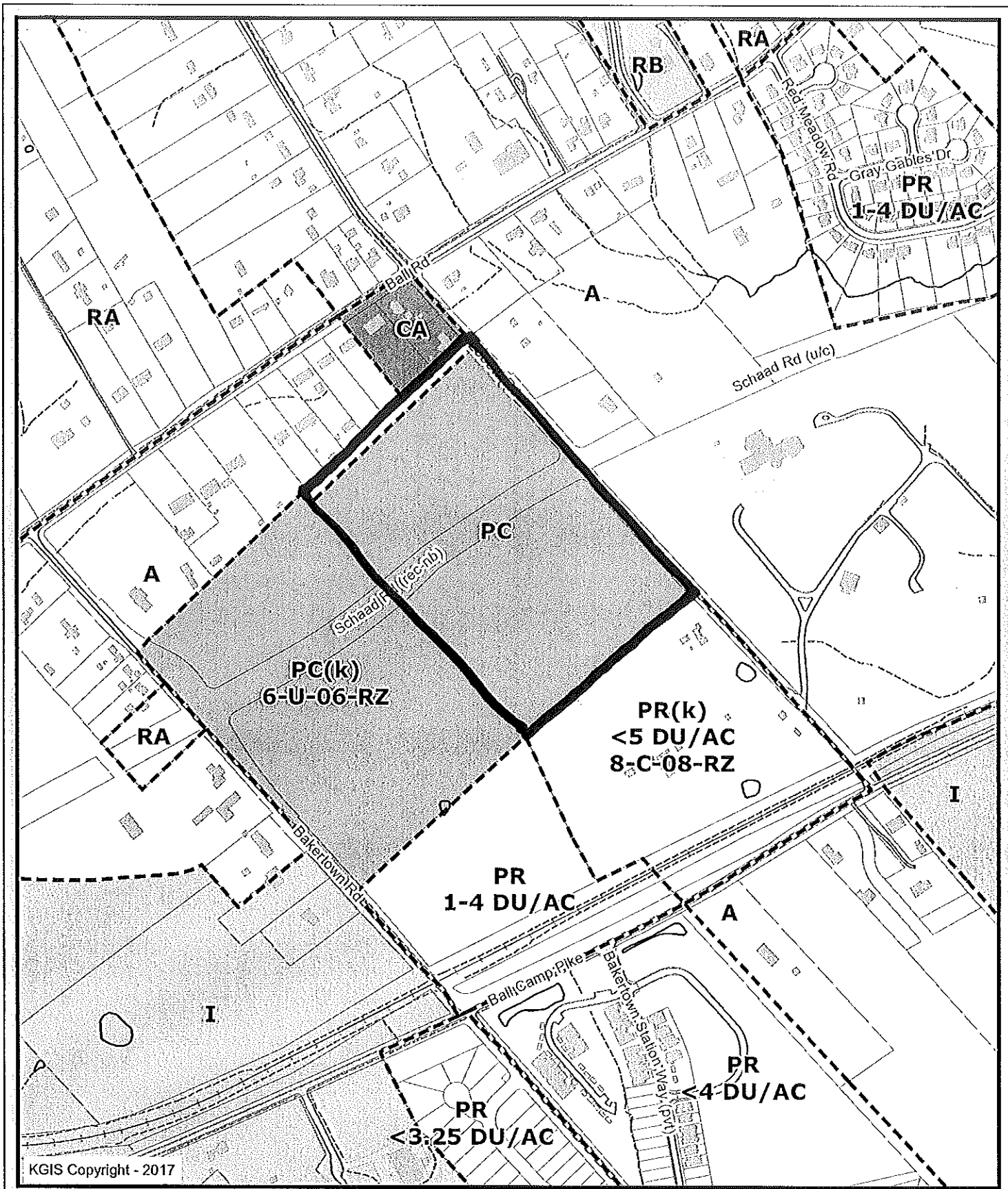
PROPOSED USE OF PROPERTY
Single family detached subdivision
 Density Proposed 5 Units/Acre
 Previous Rezoning Requests: _____
Property zoned PC

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.)

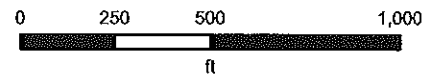
| Name | Address | City | State | Zip | Owner | Option |
|--|-----------------------|----------------------|-------|-------|-------|--------|
| Russell Allen Smith, Sr. Trustee | P.O. Box | 7181 Knoxville TN | | 37921 | ✓ | |
| Vertex Development TN 46 Steve Bethel | 316 Farragut Crossing | Knoxville, TN | | 37932 | | ✓ |
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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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