

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 5-SD-17-C **AGENDA ITEM #:** 12
 5-G-17-UR **AGENDA DATE:** 6/8/2017

POSTPONEMENT(S): 5/11/2017

▶ **SUBDIVISION:** VERTEX DEVELOPMENT ON LOBETTI ROAD

▶ **APPLICANT/DEVELOPER:** VERTEX DEVELOPMENT

OWNER(S): Vertex Development TN

TAX IDENTIFICATION: 91 PART OF 204

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7711 Ball Camp Pike

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

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek and Grassy Creek

▶ **APPROXIMATE ACREAGE:** 37.33 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural) and CA (General Business)
 South: Railroad, residences and vacant land - PR (Planned Residential) and A (Agricultural)
 East: Residences and vacant land - A (Agricultural)
 West: Vacant land / PC (Planned Commercial) and PR (Planned Residential)

▶ **NUMBER OF LOTS:** 164

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Lobetti Rd., a local street with a 15' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Road A at STA 17+00, from 250' to 200'.
2. Horizontal curve variance on Road B at STA 8+00, from 250' to 125'.
3. Horizontal curve variance on Road B at STA 19+00, from 250' to 150'.
4. Vertical curve variance on Road A at STA 23+75, from 121' to 75'.
5. Vertical curve variance on Road B at STA 15+95, from 159' to 100'.
6. Broken back curves tangent variance on Road E at STA 1+83, from 150' to 65'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-6 because site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 15 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Revise the concept plan to eliminate the proposed access from the subdivision to the north side of the Schaad Road Extension. The concept plan will need to be modified to include a cul-de-sac at the end of Road A on the north side of the Schaad Road Extension.
4. All proposed lots along the Schaad Road Extension shall have adequate width and depth to allow for buildable areas outside of the temporary slope and construction easements required for the Schaad Road Extension.
5. The proposed street connection to the Schaad Road Extension on the south side of the road shall be designed as a right in/right out only connection meeting all Knox County requirements for barriers and signage.
6. Revise the concept plan to remove any reference to a temporary street connection across the Schaad Road Extension between the north side and south side phases of the subdivision (See the comment section below concerning Knox County's plans to accelerate the phasing of the Schaad Road project.)
7. Revise the concept plan to add 5' wide sidewalks along Lobetti Rd. from the two street entrances on Lobetti Rd. to the sidewalks that will be located on each side of the Schaad Road Extension. A sidewalk shall also be added on the west side of Road E in order to provide access to the "Common Area Amenities Center".
8. Installation of sidewalks as identified on the revised concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
9. During the design plan phase of the subdivision, the design plans for the required widening of Lobetti Rd to a width of 20' from the northern subdivision entrance to Ball Rd. shall be submitted to the Knox County Department of Engineering and Public Works for approval. The applicant is responsible for completing these improvements prior to the submission of a final plat for the subdivision.
10. Providing a revised Traffic Impact Study during the Design Plan stage of the subdivision that addresses the access restrictions to the Schaad Road Extension for Phase 1 (north side) and Phases 2 and 3 (south side) as conditioned by this approval (conditions 3, 5, 6 and 12). The revised Study shall be reviewed and approved by the Knox County Department of Engineering and Public Works and Planning Commission Staff prior to Design Plan approval. The applicant shall be responsible for installing any street and driveway improvements recommended in the Study. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works. Future revisions to the Traffic Impact Study may be required based on the timing of the development on the south side of Schaad Road and the construction progress for Schaad Road.
11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
12. A final plat for the phases of the subdivision located on the south side of the Schaad Road Extension shall not be approved until the proposed improvements to Lobetti Rd that are a part of the Schaad Road Extension project are completed.
13. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.
14. Placing a note on the final plat that all lots will have access only to the internal street system.
15. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

► **APPROVE the Development Plan for up to 164 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing to subdivide this 37.33 acre tract into 164 detached residential lots and common area at a density of 4.39 du/ac. The proposed subdivision will be separated by the future Schaad Road extension. Knox County has already purchased the right-of-way for this new road. The concept plan that was originally submitted for consideration included street connections to the existing Lobetti Rd. and proposed connections to the future Schaad Road from the northwestern and southeastern tracts that adjoin the right-of-way. The proposed subdivision will include sidewalks on one side of all the main streets with a connection to

the sidewalks that will be located along the future Schaad Road Extension.

This property was rezoned to PR (Planned Residential) and PC (Planned Commercial) by Knox County Commission on December 15, 2008. The Planning Commission recommended approval of the rezoning of the PC (Planned Commercial) and A (Agricultural) portion of the property to PR (Planned Residential) at the April 13, 2017 meeting. The Knox County Commission approved the rezoning on May 22, 2017. The approved PR density is for up to 5 du/ac.

When Planning Commission and Knox County Engineering staff met with the applicant to discuss the concept plan, the applicant was told that the County was not going to allow the street connections to Schaad Road and they would have to revise the plan to reflect that restriction. The extension of Schaad Road has been designed as a four lane - median divided arterial street with access control. (Refer to the two attached letters from Dwight Van de Vate, Senior Director of the Knox County Department of Engineering and Public Works.) The subdivision has access to Lobetti Road that will connect to Schaad Road at a designed intersection.

The revised plans that are before the Planning Commission for consideration still include a street connection to both the north and south side of the Schaad Road Extension. After further evaluation of the proposed subdivision, the Knox County Department of Engineering and Public Works has decided that limited access would be allowed on the south side of the road but a connection on the north side would not be permitted. Staff's recommended conditions 3, 5 and 6 address those access restrictions.

The subdivision as proposed and as identified in the traffic impact study includes three phase. The first phase of the subdivision is the property located on the north side of the Schaad Road Extension. The second and third phases of the subdivision are located on the south side of the Schaad Road Extension. The applicant will be required to widen Lobetti Rd. to a width of 20' from the northern subdivision entrance to Ball Rd. These improvements will be required prior to approval of the final plat for the first phase of the subdivision.

Knox County is planning to move the overall Schaad Road Extension project forward sooner than anticipated (e.g. bidding is scheduled for this Winter and construction starting Spring 2018). The County will phase the construction such that the work on side roads, including Lobetti Road, will be the initial phases. A final plat for the phases of the subdivision located on the south side of the Schaad Road Extension will not be approved until the proposed improvements to Lobetti Rd that are a part of the Schaad Road Extension project are completed.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available or will be extended to serve this site.
2. The proposed low density residential development at a density of 4.39 du/ac is compatible with the scale and intensity of recent development that has occurred in this area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development will have access to a collector and an arterial street.
3. The proposed residential development at a density of 4.39 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 5 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this area as a mixed use special district with one of the proposed uses being low density residential development. The proposed development at a density of 4.39 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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: 87 (public 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.
- 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.

MPC'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.

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