

**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 includes updated traffic counts and a reanalysis based on the restrictions for access to the Schaad Road Extension. 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.
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.

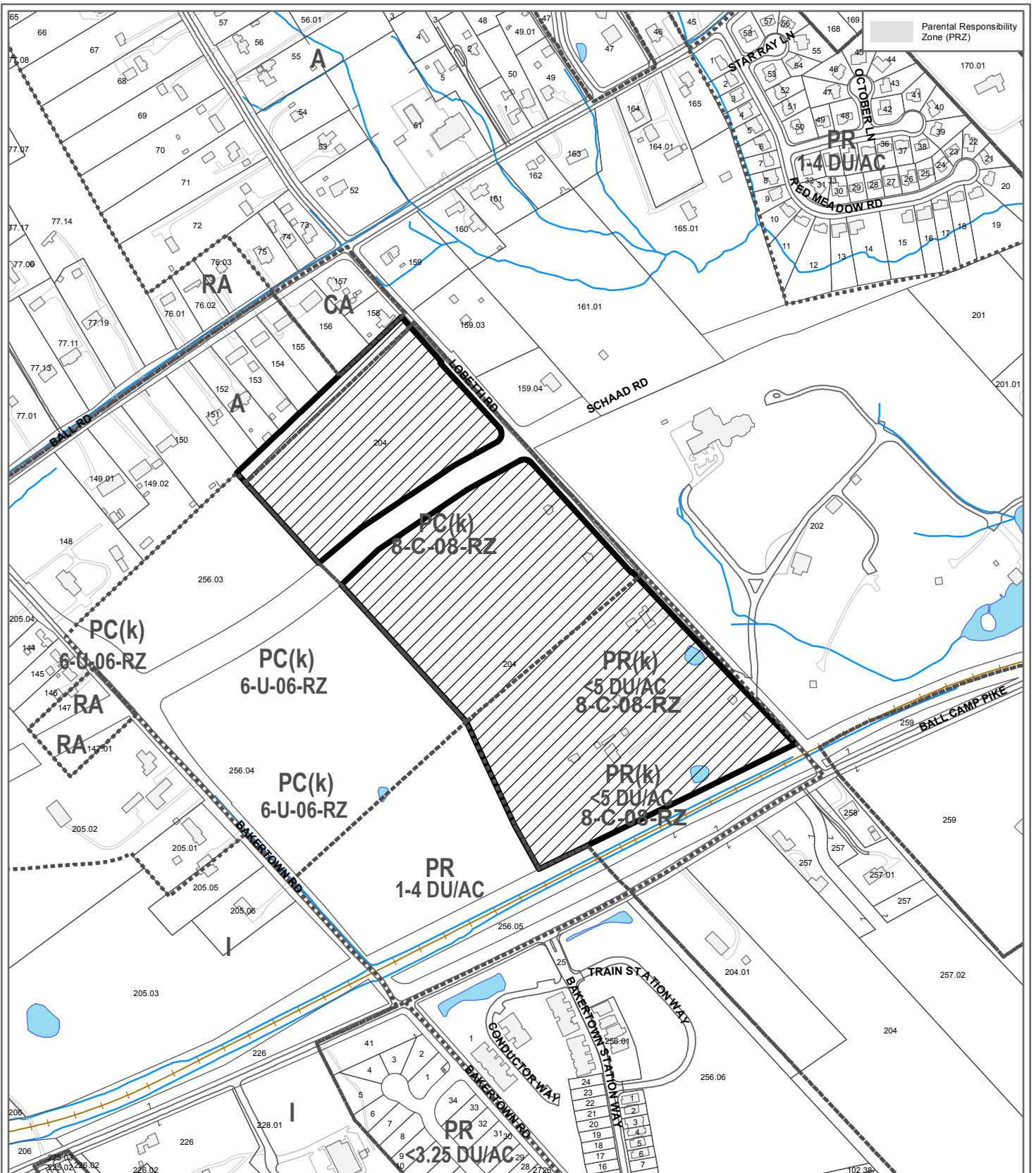
ESTIMATED STUDENT YIELD: 87 (public school children, ages 5-18 years)

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

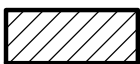
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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.

MPC'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.



**5-SD-17-C / 5-G-17-UR
CONCEPT PLAN/USE ON REVIEW**

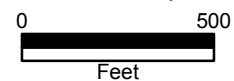


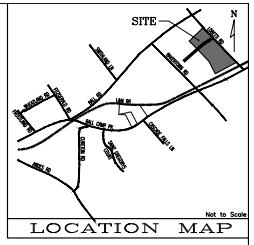
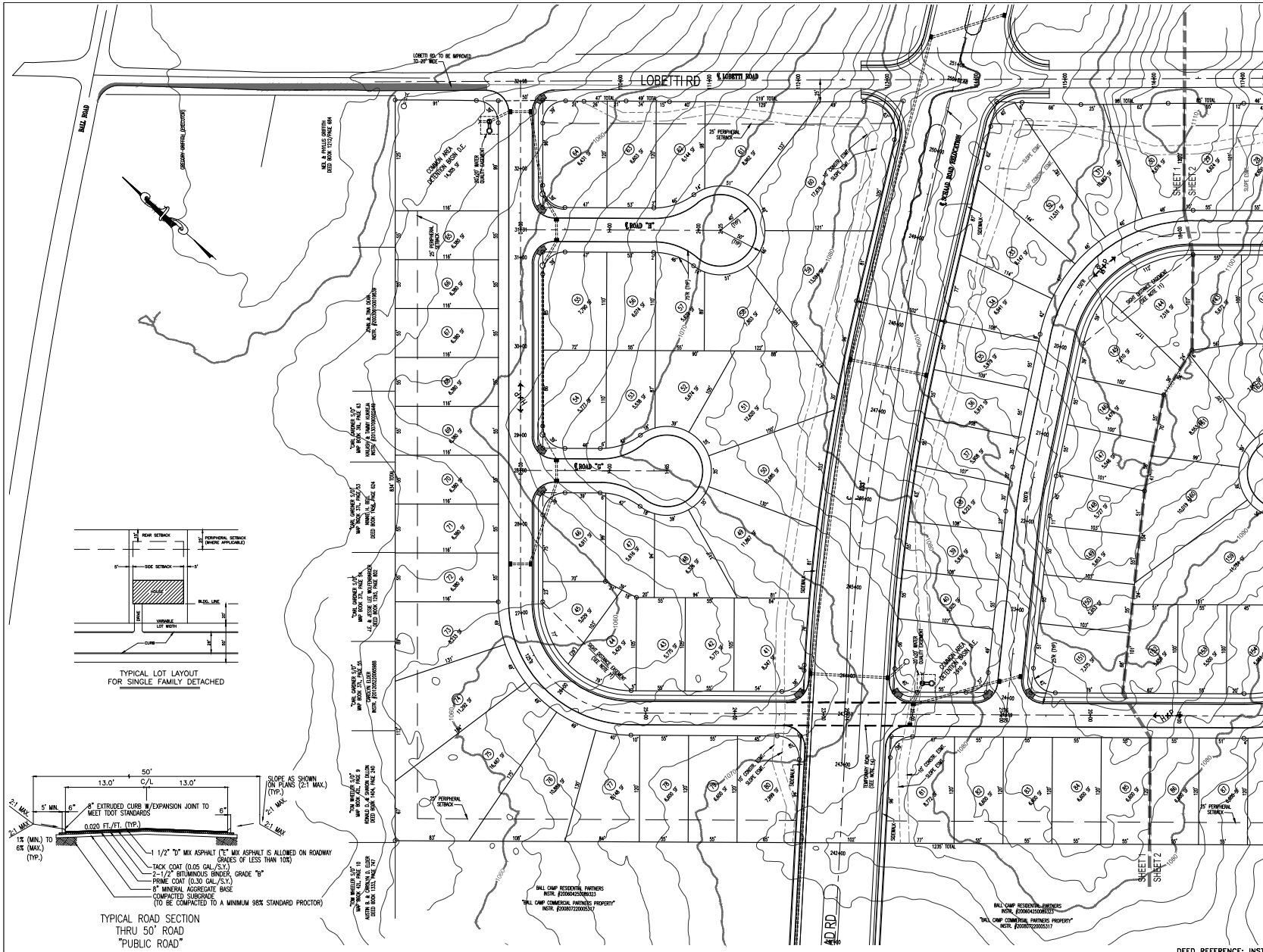
Detached Residential Subdivision in PR (Planned Residential) (k) & PR Pending

Petitioner: Vertex Development
Vertex Development on Lobetti Road

Map No: 91
Jurisdiction: County

Original Print Date: 4/18/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' CHRONIC UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTRELINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 37.33 ACRES SUBDIVIDED INTO 164 SINGLE FAMILY DETACHED LOTS, 5 COMMON AREAS AND PUBLIC RIGHT-OF-WAY.
 5. THIS PROPERTY IS ZONED RP-1 (PENDING)
 6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
 7. UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITY BOARD
GAS: KNOXVILLE UTILITY BOARD
TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY OTHERS.
 9. VARIANCES REQUIRED:
a) HORIZONTAL CURVE RADIUS FROM 250' TO 200', ROAD "C", STA 17+00
b) HORIZONTAL CURVE RADIUS FROM 250' TO 125', ROAD "C", STA 28+00
c) HORIZONTAL CURVE RADIUS FROM 250' TO 125', ROAD "D", STA 8+00
d) HORIZONTAL CURVE RADIUS FROM 250' TO 125', ROAD "E", STA 19+00
e) VERTICAL CURVE LENGTH FROM 125' TO 75', ROAD "C", STA 22+75
f) VERTICAL CURVE LENGTH FROM 125' TO 100', ROAD "D", STA 15+95
g) RADIUS LENGTH BETWEEN OPPOSITE CURVES FROM 150' TO 85', ROAD "E", STA 1+85 TO STA 2+48
 10. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 11. NO BUILDINGS, FENCES OR VEGETATION ALLOWED WITHIN THE EIGHT FOOT DISTANCE EASEMENT ON LOTS 44, 45, 106, 107, 144 & 145 THAT MAY IMPERE THE VIEW OF THE TRAVELING PUBLIC.
 12. INTERSECTION GRADERS BETWEEN 1% AND 3% ARE REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING.
 13. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 14. SUBDIVISION ROAD ACCESS BEYOND ROAD RIGHT-OF-WAY IS TEMPORARY. ONCE THE SCENARIO ROAD CONSTRUCTION PROJECT IS COMPLETED BY KNOX COUNTY THESE INTERSECTIONS WILL FUNCTION AS A RIGHT-IN AND A RIGHT-OUT TURNING MOVEMENT ONLY.

5-SD-17-C / 5-G-17-UR
Revised: 5/24/2017



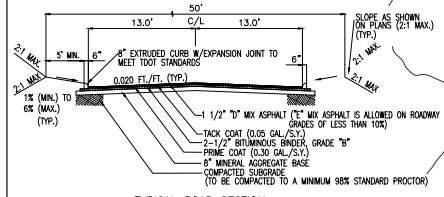
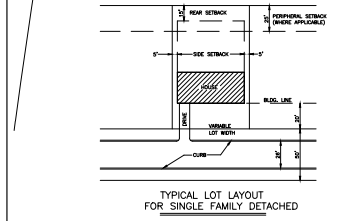
CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO...
I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, SPECIFICATIONS AND SCHEDULES COMPLY WITH THE REQUIREMENTS OF THE...
REGISTERED OWNER: _____
TENNESSEE CERTIFICATE NO. _____

OWNER/DEVELOPER:
VERTEX DEVELOPMENT TN, LLC
C/O STEVE BETHEL
121 ANCHOR DR
ANDERSONVILLE, TN 37705
PHONE: (865) 384-8124

DEED REFERENCE: INSTR. #201006140077873

CONCEPT & DEVELOPMENT PLAN FOR
VERTEX DEVELOPMENT-LOBETH ROAD
TAX MAP 91, PART OF PARCEL 204
DISTRICT 6, KNOX COUNTY, TENNESSEE

25006-C1
SHEET 1 OF 4 SHEET(S)
G:\25006\25006.DWG



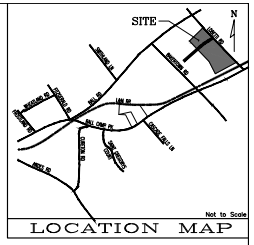
BATSON, HIMES, NORVELL & POB
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	###	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	###							
CHECKED	###	05/23/17	MPC COMMENTS					
		04/24/17	MPC COMMENTS					

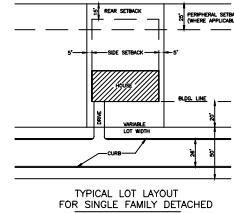
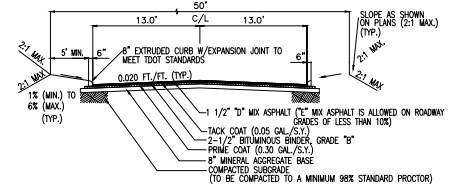
SCALE: 1" = 50'

DATE: 03/22/17

1" = 50'



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 37.33 ACRES SUBDIVIDED INTO 164 SINGLE FAMILY DETACHED LOTS, 5 COMMON AREAS AND PUBLIC RIGHT-OF-WAY.
 5. THIS PROPERTY IS ZONED RP-1 (PENDING)
 6. ALL ROAD PROFILES ARE BASED ON WINDHOLE/KNOX COUNTY GIS CONTOURS.
 7. UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY OTHERS.
 9. VARIANCES REQUIRED:
a) HORIZONTAL CURVE RADIUS FROM 250' TO 200', ROAD "5", STA 17+00
b) HORIZONTAL CURVE RADIUS FROM 250' TO 125', ROAD "5", STA 28+00
c) HORIZONTAL CURVE RADIUS FROM 250' TO 125', ROAD "5", STA 8+00
d) HORIZONTAL CURVE RADIUS FROM 250' TO 150', ROAD "7", STA 19+00
e) VERTICAL CURVE LENGTH FROM 150' TO 100', ROAD "7", STA 22+00
f) VERTICAL CURVE LENGTH FROM 150' TO 100', ROAD "7", STA 15+00
g) RADIUS LENGTH BETWEEN BACK CURVES FROM 150' TO 85', ROAD "1", STA 1+83 TO STA 2+48
 10. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL SLOPES.
 11. NO BUILDINGS, FENCES OR VEGETATION ALLOWED WITHIN THE RIGHT OFWAY EASEMENT ON LOTS 44, 45, 106, 107, 144 & 145 THAT MAY IMPERE THE VIEW OF THE TRAVELING PUBLIC.
 12. INTERSECTION GRADES BETWEEN 1% AND 3% ARE REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING.
 13. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 14. SUBDIVISION ROAD ACCESS SIGNAGE RIGHT-OF-WAY IS NECESSARY SINCE THE SCENARIO ROAD CONSTRUCTION PROJECT IS COMPLETED BY KNOX COUNTY THESE INTERSECTION SIGNAGE WILL FUNCTION AS A RIGHT-IN AND A RIGHT-OUT TURNING MOVEMENT ONLY.



5-SD-17-C / 5-G-17-UR
Revised: 5/24/2017

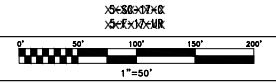


OWNER/DEVELOPER:
VERTEX DEVELOPMENT TN, LLC
C/O STEVE BETHEL
121 ANCHOR DR
ANDERSONVILLE, TN 37706
PHONE: (865) 584-8124

CERTIFICATION OF CONCEPT PLAN:
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HAVE REVIEWED THE PLAN AND ACCOMPANYING INSTRUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE PROFESSIONAL ENGINEERING REGULATION CODES AS THEY HAVE BEEN ENACTED AND DECORATED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. _____

DEED REFERENCE: INSTR. #201008140077873

SCALE
1" = 50'
DATE
03/22/17

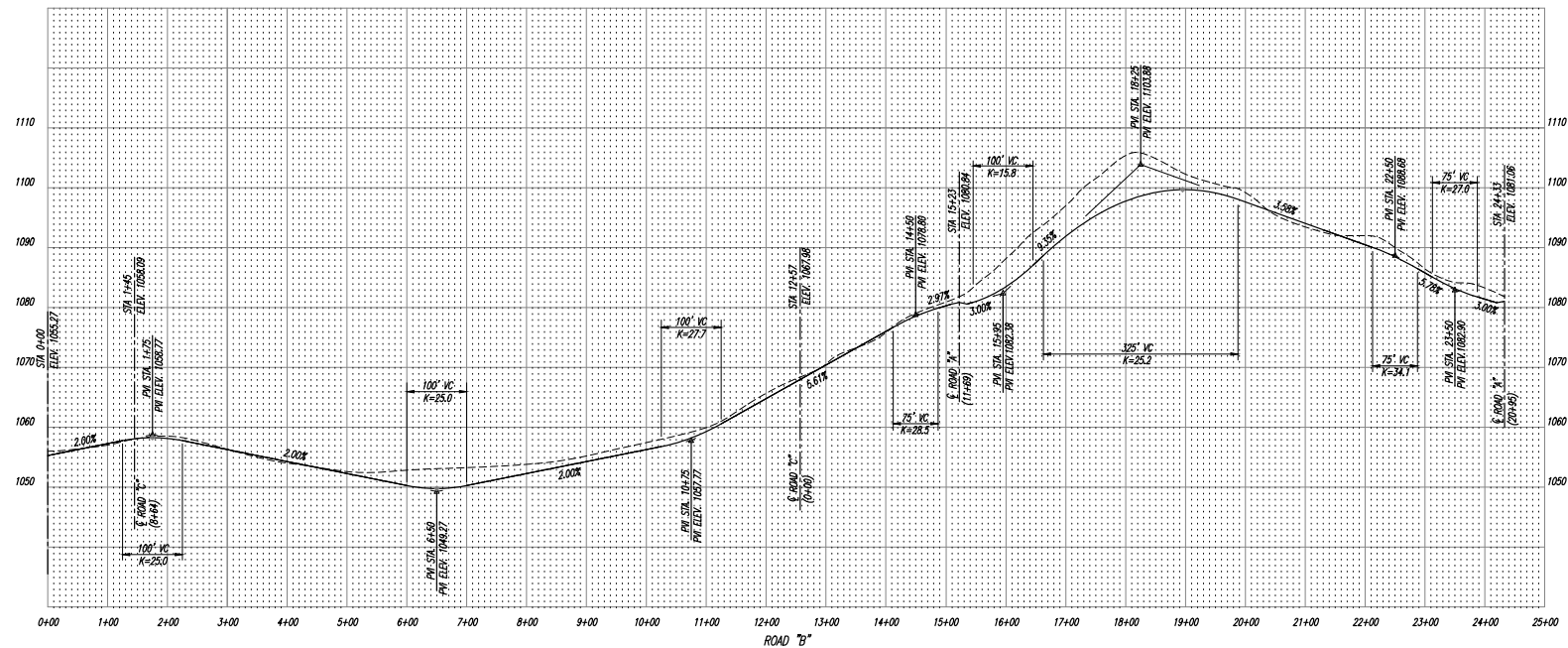
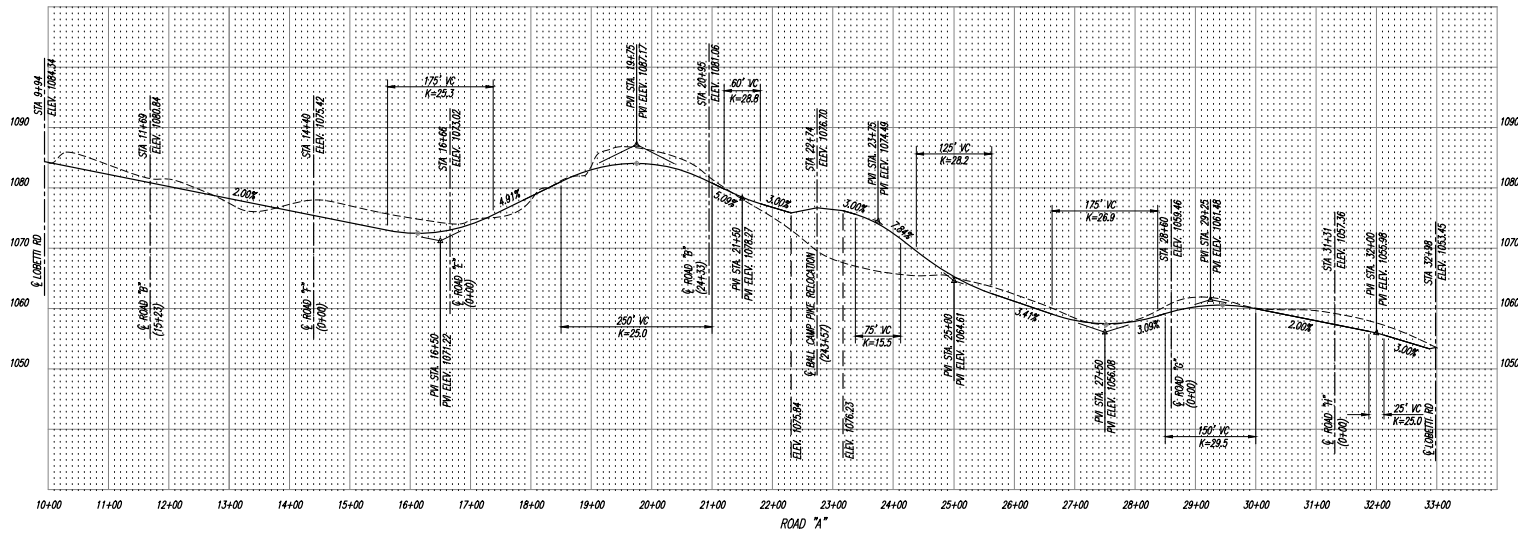


CONCEPT & DEVELOPMENT PLAN FOR
VERTEX DEVELOPMENT-LOBETTI ROAD
TAX MAP 91, PART OF PARCEL 204
DISTRICT 6, KNOX COUNTY, TENNESSEE

25006-C2
SHEET 2 OF 4 SHEET(S)
G:\25006\25006.DWG

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	###	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	### <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
CHECKED	###							
	1	04/24/17	MPC COMMENTS					
	2	05/23/17	MPC COMMENTS					



5-SD-17-C / 5-G-17-UR
 Revised: 4/26/2017



OWNER/DEVELOPER:
 VERTEX DEVELOPMENT TN, LLC
 C/O STEVE BETHEL
 181 ANCHOR DR
 ANDERSONVILLE, TN 37706
 PHONE: (865) 384-8124

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 388-6472
 FAX: (865) 388-6473
 email@bhn-p.com

DESIGNED	###								
DRAWN	###								
CHECKED	###								
		NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
		1	04/24/17	MPC COMMENTS					

SCALE
 HORIZONTAL: 1" = 100'
 VERTICAL: 1" = 10'
 DATE
 03/22/17

DEED REFERENCES: INSTR. #201006140077873

ROAD PROFILES FOR
 VERTEX DEVELOPMENT-LOBETHI ROAD
 TAX MAP 91, PART OF PARCEL 204
 DISTRICT 6, KNOX COUNTY, TENNESSEE

25006-RP1
 SHEET 3 OF 4 SHEET(S)
 © 25006/25006.DWG



OFFICE OF COUNTY MAYOR TIM BURCHETT

Department of Engineering & Public Works

Codes Administration • Fire Prevention • Fleet Services • Highway Maintenance • Planning & Development
Soil Conservation • Solid Waste • Stormwater Management • Traffic Engineering

5-SD-17-C

5-G-17-UR

May 2, 2017

Mr. Tom Brechko
Knoxville-Knox County Metropolitan Planning Commission
400 Main Street
Knoxville, TN 37902

Dear Mr. Brechko:

It is our understanding that the Metropolitan Planning Commission will be considering a concept plan application submitted on behalf of Vertex Development TN, LLC, at the meeting of May 11, 2017. Given that the proposed development includes frontage on a public road that is not yet constructed, we thought it important to make certain that MPC staff and Commissioners were aware of any concerns identified by Knox County Engineering.

The site in question is on both the east and west side of the proposed extension of Schaad Road, and bordered on the north by Lobetti Road, an existing local street. It is our understanding that the applicant proposes to begin an initial phase of development using Lobetti as the access point. Additionally, the applicant has requested direct access to a section of Schaad Road that is proposed for construction beginning in the spring of 2018. This direct access to Schaad Road is of concern to us, and would be denied at the design phase.

As noted in our earlier letter to MPC staff, we foresee the Schaad Road extension operating as a major arterial. This four lane, median-divided facility will connect I-75 at Callahan Road to I-40/I-75 at Lovell Road and will provide significantly improved mobility between north and west Knox County.

A major arterial is defined in the Knoxville-Knox County Minimum Subdivision Regulations as "a street or road which provides major movement within the area, provides intercommunity connections to the local street system, and moves through traffic between activity centers. Access control is desirable." Additionally, intersection spacing at ½ mile or greater is desired.

We are also concerned that AASHTO standards contained in the Policy on Geometric Design of Highways and Streets offers guidance that suggests that direct access to Schaad Road should be denied: "Arterials are designed and built with the intent of providing better traffic service than is available on local and collector roads and streets...Effective control of access on an arterial will often reduce the frequency of access-related crashes."

We hope this clarifies our concerns regarding the plans submitted for this site.

Sincerely,

Dwight Van de Vate
Senior Director

205 West Baxter Avenue, Knoxville, TN 37917 • Phone 865.215.5800



OFFICE OF COUNTY MAYOR TIM BURCHETT

Department of Engineering & Public Works

Codes Administration • Fire Prevention • Fleet Services • Highway Maintenance • Planning & Development
Soil Conservation • Solid Waste • Stormwater Management • Traffic Engineering

May 2, 2017

Mr. Tom Brechko
Knoxville-Knox County Metropolitan Planning Commission
400 Main Avenue
Knoxville, TN 37902

Dear Mr. Brechko:

Knox County Engineering & Public Works anticipates starting construction on Phase 2 of the Schaad Road improvements, from Middlebrook Pike to Ball Road, in the spring of 2018. Subsequent phases of the project will eventually link phases 1 and 2 together, as well as widening existing Schaad Road from Oak Ridge Highway to Pleasant Ridge Road.

When all phases of this project are complete (currently anticipated to be sometime in 2022), drivers will be able to travel east and west along this new roadway that will connect I-75 at Callahan Road to I-40/I-75 at Lovell Road. This four lane, median-divided facility will provide significantly improved mobility, and will help alleviate traffic congestion along the I-40 corridor, between I-640 and the Lovell Road interchange.


Therefore, we foresee this roadway operating as a major arterial. The current Major Road Plan for the City of Knoxville and Knox County has the Schaad Road Extension listed as a minor arterial. A major arterial is defined in the Knoxville-Knox County Minimum Subdivision Regulations as "a street or road which provides major movement within the area, provides intercommunity connections to the local street system, and moves through traffic between activity centers. Access control is desirable." Additionally, intersection spacing at ½ mile or greater is desired.

Finally, we note that the AASHTO Policy on Geometric Design of Highways and Streets states "Arterials are designed and built with the intent of providing better traffic service than is available on local and collector roads and streets... Effective control of access on an arterial will often reduce the frequency of access-related crashes."

In view of these facts and standards, we would ask that the Metropolitan Planning Commission (MPC) require new developments proposed for this area to utilize existing public streets wherever possible. In cases where this is not possible, we would ask that MPC staff and commissioners confer closely with us as access requests are considered, so that we can ensure continued safe and efficient operation of this facility as development occurs.

Mr. Tom Brechko
Knoxville-Knox County Metropolitan Planning Commission
May 2, 2017
Page 2:

Sincerely,

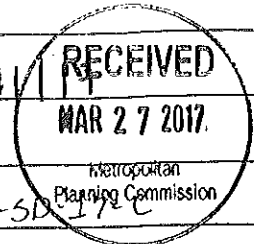
A handwritten signature in black ink, appearing to read "Dwight Van de Vate". The signature is fluid and cursive, with a large initial "D" and "V".

Dwight Van de Vate
Senior Director

CC: Mayor Burchett
Dean Rice, COS
Gerald Green
Jim Snowden
Cindy Pionke

SUBDIVISION - CONCEPT

Name of Applicant: Vertex Development
 Date Filed: 3/28/17 Meeting Date: 5/11/17
 Planner in Charge of Application: M. Payne
 Fee Amount: \$5,420⁰⁰ File Number: Subdivision - Concept 5-5D-17C
 Fee Amount: ✓ Related File Number: Use On Review 5-G-17-UR



PROPERTY INFORMATION

Subdivision Name: Vertex Development on
 Unit/Phase Number: Lobethi Road
 General Location: SW side of Lobethi Road,
NW of Ball Camp Pike
 Tract Size: 37.33Ac. No. of Lots: 164
 Zoning District: PR G, PR pending
 Existing Land Use: Vacant
 Planning Sector: Northwest County
 Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: Planned Growth
 Traffic Zone: 212
 Census Tract: 46.07
 Tax Identification Number: 91 Part of Parcel
204

Jurisdiction: City Council _____ District
 County Commission 6th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Steve Bethel
 Company: Vertex Development
 Address: 121 Anchor Drive
 City: Andersonville State: TN Zip: 37705
 Telephone: 384-8124
 Fax: _____
 E-mail: sbethel.bethel@gmail.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer West Knox Utility District
 Water West Knox Utility District
 Electricity Knoxville Utilities Board
 Gas Knoxville Utilities Board
 Telephone AT&T Southeast

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: David Harbin
 Company: Batson, Himes, Norvell & Poe
 Address: 4334 Papermill Drive
 City: Knoxville State: TN Zip: 37909
 Telephone: 588-6472
 Fax: 588-6473
 E-mail: email@bhn-p.com

TRAFFIC IMPACT STUDY REQUIRED

No Yes

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT
 Name: David Harbin
 Company: Batson Himes Norvell & Poe
 Address: 4334 Papermill Dr
 City: Knoxville State: TN Zip: 37909
 Telephone: 588-6472
 Fax: 588-6473
 E-mail: harbin@bhn-p.com

USE ON REVIEW No Yes

Approval Requested:
 Development Plans in Planned District or Zone
 Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

VARIANCES REQUESTED

1. Horizontal curve radius from 250' to 200' Road 'A', Sta 17+00

Justify variance by indicating hardship: topography

2. Horizontal curve radius from 250' to 125' Road 'A', Sta 26+00

Justify variance by indicating hardship: topography

3. Horizontal curve radius from 250' to 125' Road 'B', Sta 8+00

Justify variance by indicating hardship: topography

4. Horizontal curve radius from 250' to 150' Road 'B', Sta 19+00

Justify variance by indicating hardship: topography

5. Vertical curve length from 121' to 75' Road 'A', Sta 23+75

Justify variance by indicating hardship: _____

6. Vertical curve length from 159' to 100' Road 'B', Sta 15+95

Justify variance by indicating hardship: topography

7. _____

Justify variance by indicating hardship: _____

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, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: David Harbin

Address: 4334 Papemill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

Signature: David Harbin

Date: 3/27/17

E-mail: harbin@bhn-p.com