

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

▶ **FILE #:** 5-SD-17-C
 5-G-17-UR

AGENDA ITEM #: 18
AGENDA DATE: 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) & PR Pending

▶ **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 A at STA 26+00, from 250' to 125'.
3. Horizontal curve variance on Road B at STA 8+00, from 250' to 125'.
4. Horizontal curve variance on Road B at STA 19+00, from 250' to 150'.
5. Vertical curve variance on Road A at STA 23+75, from 121' to 75'.
6. Vertical curve variance on Road B at STA 15+95, from 159' to 100'.
7. Broken back curves tangent variance on Road E at STA 1+83, from 150' to 65'.

STAFF RECOMMENDATION:

▶ **POSTPONE** until the June 8, 2017 MPC meeting as requested by the applicant.

► **POSTPONE until the June 8, 2017 MPC meeting as requested by the applicant.**

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 has been submitted for consideration includes 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. A median cut in the future Schaad Road is also proposed.

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 were submitted for consideration by the Planning Commission did not change the street layout and proposed street connections. Since the revised plans did not remove the connections to Schaad Rd., Staff had recommended denial of the application. The applicant has requested a postponement to the June 8, 2017 MPC meeting.

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 will consider the rezoning on May 22, 2017. The previously approved and recommend PR density is for up to 5 du/ac.

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 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.

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.