

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

► **FILE #:** 9-SD-18-C

**AGENDA ITEM #:** 10

**9-F-18-UR**

**AGENDA DATE:** 12/13/2018

POSTPONEMENT(S): 9/13/2018, 11/8/18

► **SUBDIVISION:** OCTOBER PARK

► **APPLICANT/DEVELOPER:** VERTEX DEVELOPMENT, LLC

OWNER(S): Vertex Development

TAX IDENTIFICATION: 130 07304

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 12059 Hatmaker Ln

► **LOCATION:** North side of Hatmaker Ln., west of Fretz Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Turkey Creek

► **APPROXIMATE ACREAGE:** 22 acres

► **ZONING:** PR (Planned Residential)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land / Town of Farragut (FAR: R-2)  
South: I-40/I-75 / Town of Farragut (FAR: R-1)  
East: Vacant land / PR (Planned Residential)  
West: Residences / A (Agricultural) & RA (Low Density Residential)

► **NUMBER OF LOTS:** 97

SURVEYOR/ENGINEER: Ideal Engineering Solutions, Inc

ACCESSIBILITY: Access is via Hatmaker Ln., a local street with an 18' pavement width within a required right-of-way of 50

► **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve variance on Road A at STA 0+57, from 250' to 175'.  
2. Horizontal curve variance on Road A at STA 10+71, from 250' to 125'.

### STAFF RECOMMENDATION:

► **APPROVE** variances 1 and 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

### APPROVE the Concept Plan subject to 13 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 (County Ord. 91-1-102).

3. Implementation of the recommended improvements identified in the Traffic Impact Study for the October Park Subdivision prepared by Cannon & Cannon, Inc., dated October 24, 2018 as revised and approved by the Knox County Department of Engineering and Public Works, Planning Commission and Town of Farragut staff. Any required improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works and the Town of Farragut (for the street improvements to N. Campbell Station Rd.).
4. The developer shall be responsible for widening Fretz Rd. to minimum width of 20 feet, from the intersection of Fretz Rd. and the approved entrance street for the Fretz Road Subdivision (5-SD-18-C / 5-J-18-UR) south to the connection with Hatmaker Ln. The improvements shall meet the requirements of the Knox County Department of Engineering and Public Works. These improvements shall be approved and completed prior to any final plat being submitted for consideration by the Planning Commission.
5. The north bound left turn lane improvements on N. Campbell Station Rd. at the intersection with Fretz Rd., shall be reviewed, approved and meet all the requirements of the Town of Farragut. No more than 45 lots within the October Park Subdivision shall be platted before the left turn lane improvements on N. Campbell Station Rd are completed.
6. Installation of sidewalks on at least one side of all streets as identified on the 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.
7. The final design of the intersection of Roads D and E is subject to review and approval by the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
10. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, amenities, and drainage system.
11. On the final plat, including the sight distance easement across Lot 23 on the inside of the horizontal curve identified above as variance 2.
12. Any subdivision or development of the portion of the property that is located within the Town of Farragut is subject to review and approval by the Town of Farragut.
13. 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 Planning Commission staff and the required widening of Fretz Rd. is completed.

► **APPROVE the development plan for up to 70 detached and 27 attached residential dwellings on individual lots and a reduction of the peripheral setback from 35' to 15' as identified below in condition #2, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The peripheral setback for October Park Subdivision shall be 35' except along the eastern property boundary and the boundary line that adjoins Brandywine at Turkey Creek Subdivision which has been reduced from 35' to 15'.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a concept plan and use-on-review.

**COMMENTS:**

The applicant is proposing to subdivide a 22 acre tract (area outside of Town of Farragut) into 70 detached and 27 attached residential lots at a density of 4.41 du/ac. Access to the proposed subdivision will be from Hatmaker Ln. Street A on the concept plan will provide access to the northern portion of the site that is located within the Town of Farragut. Any subdivision or development of the portion of the property that is located within the Town of Farragut is subject to review and approval by the Town of Farragut.

A Traffic Impact Study (TIS) prepared by Cannon & Cannon, Inc. was submitted for the proposed subdivision. The Traffic Impact Study has been reviewed by Planning Commission, Knox County Engineering and Town of Farragut staff. The developer shall be responsible for widening Fretz Rd. to minimum width of 20 feet, from the intersection of Fretz Rd. and the approved entrance street for the Fretz Road Subdivision (5-SD-18-C / 5-J-18-UR) south to the connection with Hatmaker Ln. The improvements shall meet the requirements of the Knox County Department of Engineering and Public Works. These improvements shall be approved and completed prior to any final plat being submitted for consideration by the Planning Commission. The north bound left turn lane improvements on N. Campbell Station Rd. at the intersection with Fretz Rd., shall be reviewed and

approved by the Town of Farragut. No more than 45 lots within the October Park Subdivision shall be platted before the left turn lane improvements on N. Campbell Station Rd are completed.

The applicant has requested a reduction of the peripheral setback from 35' to 15' along the eastern boundary of the subdivision and the boundary line that adjoins Brandywine at Turkey Creek Subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts. The Brandywine at Turkey Creek subdivision was approved with a similar setback reduction.

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

1. The proposed subdivision will have minimal impact on local services since utilities are available.
2. With the proposed widening of Fretz Rd. and addition of the turn lane improvements on N Campbell Station Rd., there will be adequate capacity on the existing roadways to handle the projected traffic from this subdivision.
3. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area under PR (Planned Residential) zoning, and at a density of 4.41 du/ac, is consistent in use and density with the approved zoning for the property.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The proposed subdivision will not draw significant traffic through residential neighborhoods.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan as amended identifies this property for low density residential use. The PR zoning allows a density up to 5 du/ac. With a proposed density of 4.41 du/ac, the proposed subdivision is consistent with the Sector Plan and approved zoning.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

**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.

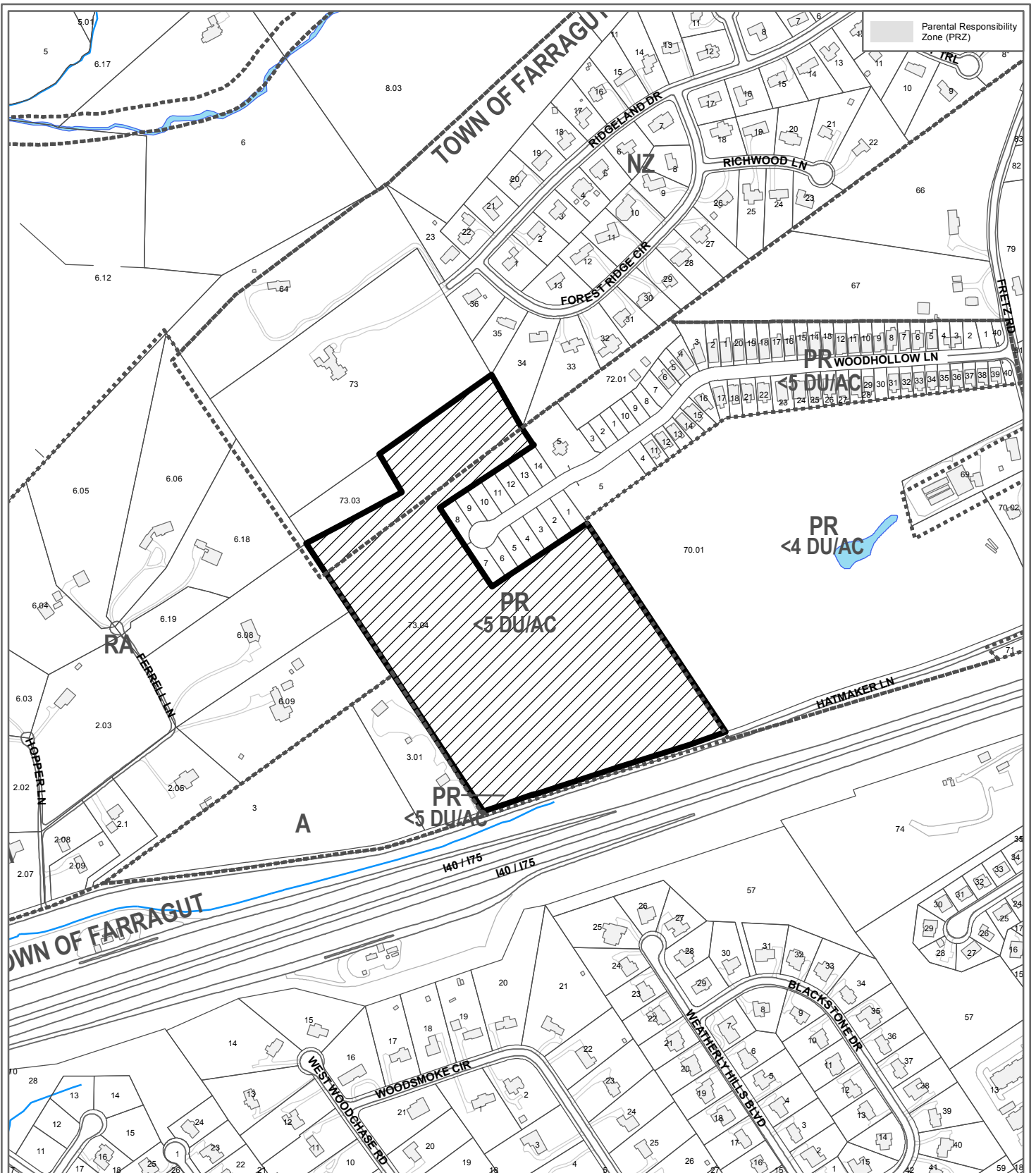
**ESTIMATED STUDENT YIELD:** 31 (public school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Hardin Valley Academy.

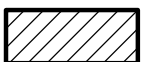
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development.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



**9-SD-18-C / 9-F-18-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

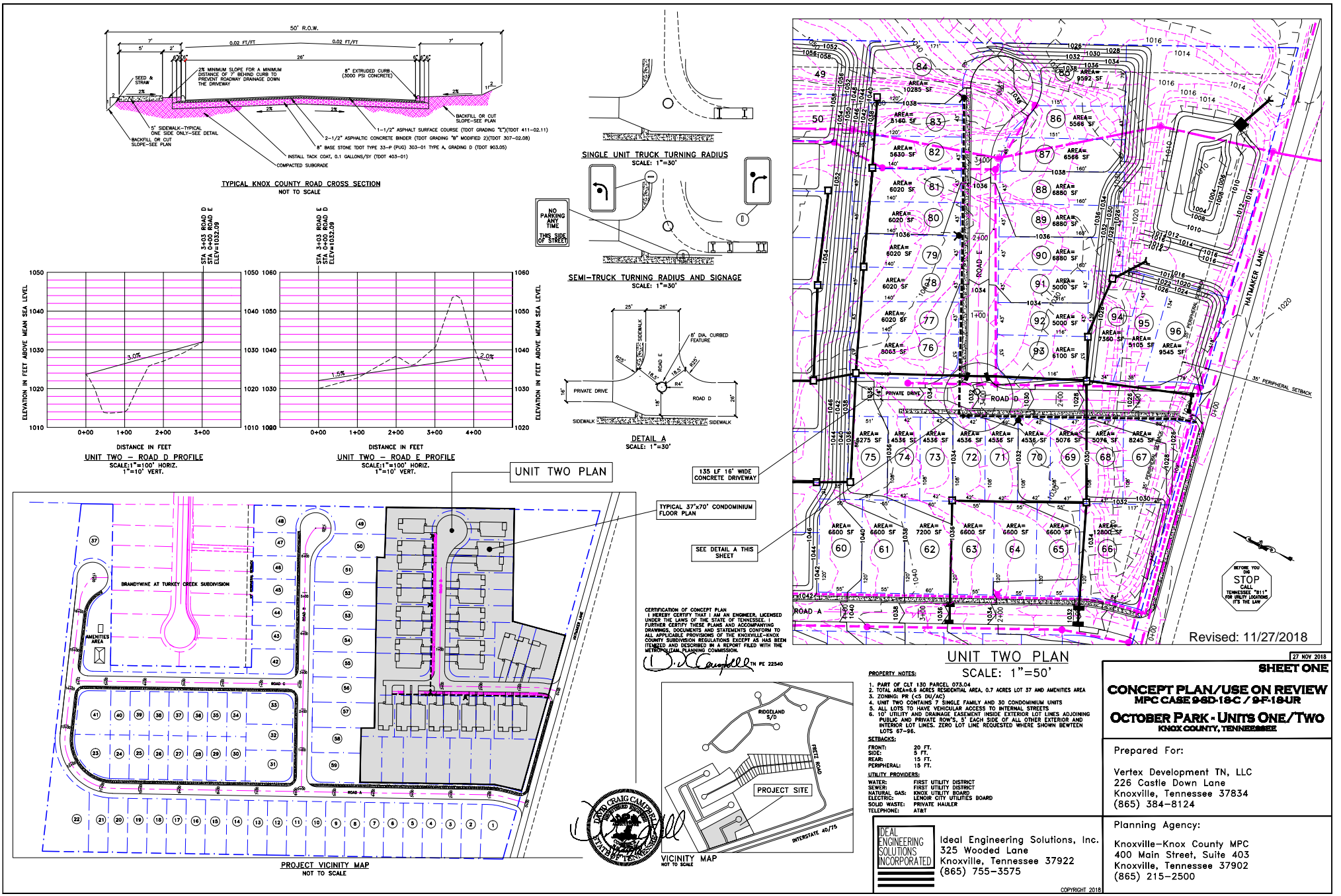
Original Print Date: 8/15/2018 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Vertex Development, LLC  
October Park

Map No: 130  
Jurisdiction: County

0 500  
Feet





MPC December 13, 2018

Agenda Item #10

# 9-SD-18-C-9-F-18-UR-PP-11-8-18

KNOXVILLE-KNOX COUNTY

## M P C METROPOLITAN PLANNING COMMISSION TENNESSEE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

### Request to Postpone • Table • Withdraw

Name of Applicant: Vertex Development, LLC  
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 9-SD-18-C / 9-F-18-UR

Date Scheduled for MPC Review: November 8, 2018

Date Request Filed: \_\_\_\_\_ Request Accepted by: \_\_\_\_\_

RECEIVED

OCT 24 2018

Metropolitan  
Planning Commission

#### REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

December 13, 2018

DATE OF FUTURE MPC PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

**State reason for request:**

**Eligible for Fee Refund?** ☐ Yes ☐ No

Amount: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

#### APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Steve Bethel

PLEASE PRINT  
Name: Steve Bethel

Address: 226 Castle Down Lane

City: Knox State: TN Zip: 37934

Telephone: 615 304-2144

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

#### PLEASE NOTE

Consistent with the guidelines set forth in MPC's  
*Administrative Rules and Procedures:*

#### POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

#### TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

#### WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## Request to Postpone • Table • Withdraw

Name of Applicant: David Campbell  
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 9-SD-18-C 9-F-18-UR

Date Scheduled for MPC Review: Sep 13, 2018

Date Request Filed: 7/30/18 Request Accepted by: Marc Payne

<p><b>REQUEST</b></p> <p><input checked="" type="checkbox"/> <b>Postpone</b> Please postpone the above application(s) until: <u>November 13, 2018</u> <small>DATE OF FUTURE MPC PUBLIC MEETING</small></p> <p><input type="checkbox"/> <b>Table</b> Please table the above application(s).</p> <p><input type="checkbox"/> <b>Withdraw</b> Please withdraw the above application(s).</p> <p><b>State reason for request:</b> <u>Traffic Study</u></p> <p><b>Eligible for Fee Refund?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Amount: _____ Approved by: _____ Date: _____</p> <p><b>APPLICATION AUTHORIZATION</b> I hereby certify that I am the property owner, applicant, or applicant's authorized representative. Signature: <u>[Signature]</u> <small>PLEASE PRINT</small> Name: <u>David Campbell</u> Address: <u>325 Wooded Ln</u> City: <u>Knox</u> State: <u>TN</u> Zip: <u>37922</u> Telephone: <u>665 755-3575</u> Fax: _____ E-mail: <u>dcamp44@tds.net</u></p>	<p><b>PLEASE NOTE</b> Consistent with the guidelines set forth in MPC's <i>Administrative Rules and Procedures</i></p> <p><b>POSTPONEMENTS</b> Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.</p> <p><b>TABLINGS</b> Any item requested for tabling must be acted upon by MPC before it can be officially tabled.</p> <p><b>WITHDRAWALS</b> Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.</p> <p>Any new item withdrawn may be eligible for a fee refund according to the following: Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.</p>
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# M P C

METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## SUBDIVISION - CONCEPT

RECEIVED

JUL 30 2018

Metropolitan  
Planning CommissionName of Applicant: Vertex Development, LLCDate Filed: 7/30/18Meeting Date: 9/13/18Application Accepted by: Marc PayneFee Amount: 1,430.00File Number: Subdivision - Concept 95D-18-CFee Amount: ~Use on Review  
Related File Number: Development Plan 9-F-18-UR

### PROPERTY INFORMATION

Subdivision Name: October Park

Unit/Phase Number: \_\_\_\_\_

General Location: Hartmaker Lane  
1/2 Hartmaker Ln w/s Woodhollow LnTract Size: 7.2 No. of Lots: 31Zoning District: PR < 5Existing Land Use: UndevelopedPlanning Sector: NW CountyGrowth Policy Plan Designation: UrbanCensus Tract: 59.04Traffic Zone: 222Parcel ID Number(s): 130 07304Jurisdiction: ☐ City Council \_\_\_\_\_th District☒ County Commission 6 District

### AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer First Utility DistrictWater First Utility DistrictElectricity WUBGas KUBTelephone Private

### TRAFFIC IMPACT STUDY REQUIRED

☒ No ☐ Yes

### 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)

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: \_\_\_\_\_

Company: Vertex Development, LLCAddress: 226 Castle Down LaneCity: Knox State: TN Zip: 37934Telephone: 865 384-2124

Fax: \_\_\_\_\_

E-mail: sbethel.bethel@icloud.com

### PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: David CampbellCompany: Ideal Engineering SolutionsAddress: 325 Wooded LaneCity: Knox State: TN Zip: 37922Telephone: 865 755-3575

Fax: \_\_\_\_\_

E-mail: dcamp44@tds.net

### APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: David CampbellCompany: As Above

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### VARIANCES REQUESTED

1. Horizontal Curve 250' to 50' at STA 0+02

Justify variance by indicating hardship:

~~Property~~ Property Shape Constraint

2. Horizontal Curve 250' to 50' at STA 2+10

Justify variance by indicating hardship:

Property Shape Constraint

3. Horizontal Curve 250' to 157' STA 6+08

Justify variance by indicating hardship:

Property Shape Constraint

4.

Justify variance by indicating hardship:

5.

Justify variance by indicating hardship:

6.

Justify variance by indicating hardship:

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.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

9/30/18

PLEASE PRINT

Name: \_\_\_\_\_

David Campbell

Address: \_\_\_\_\_

325 Wooded Lane

City: \_\_\_\_\_

Knoxville

State: \_\_\_\_\_

TN

Zip: \_\_\_\_\_

37922

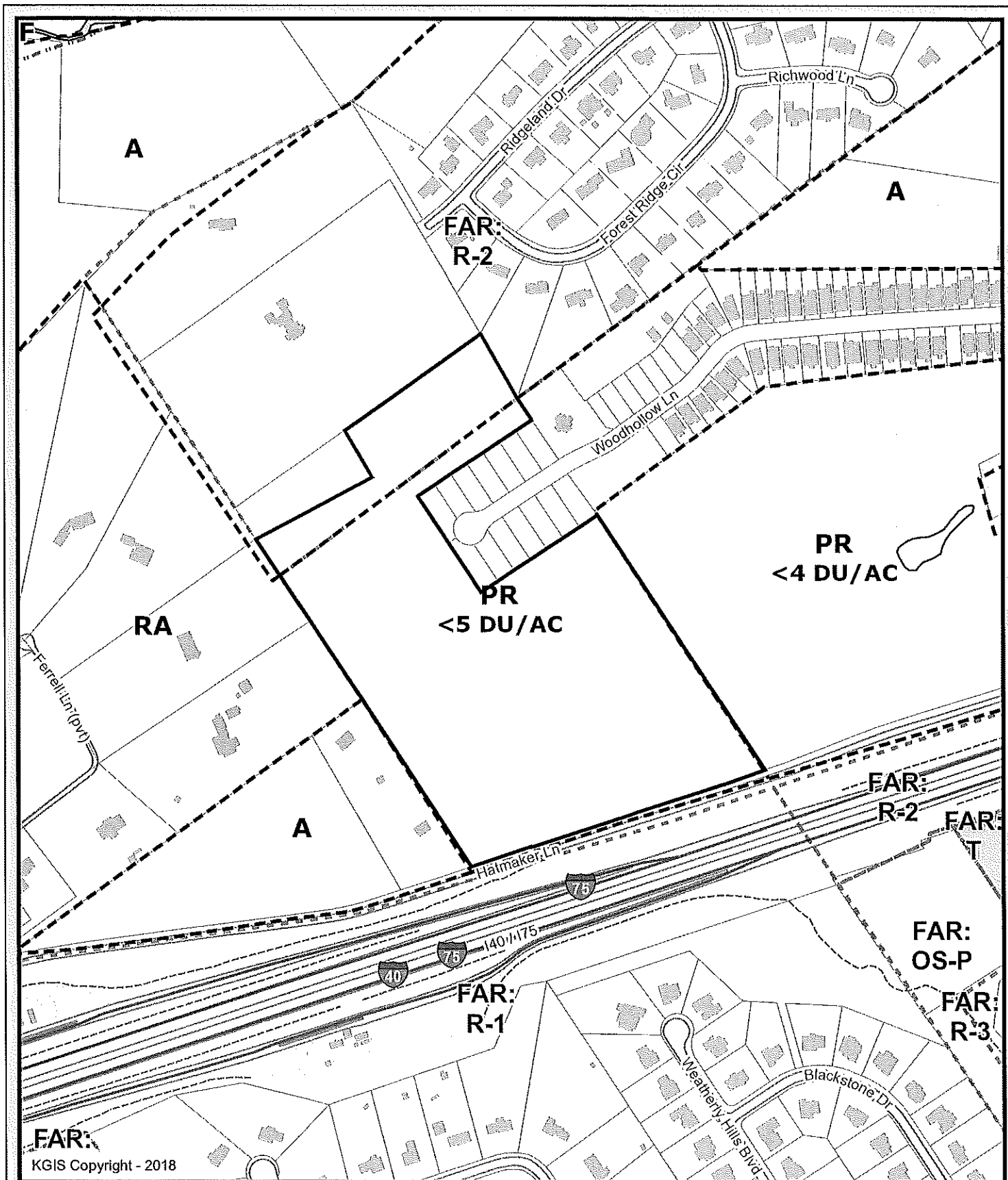
Telephone: \_\_\_\_\_

605 755-3575

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

dcamp44@tds.net



## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

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**MPC December 13, 2018**

**Agenda Item #10**

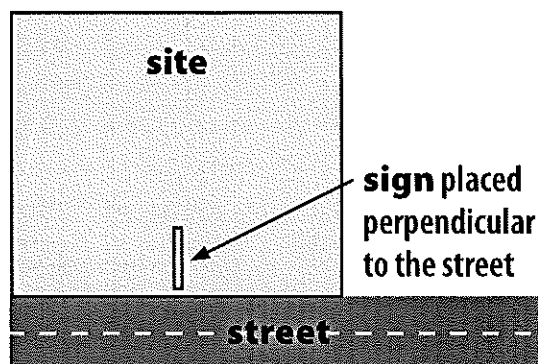
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

August 29, 2018 and Sept 14, 2018  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

MPC File Number: \_\_\_\_\_