

▶ **FILE #:** 1-F-18-RZ **AGENDA ITEM #:** 26  
 POSTPONEMENT(S): 1/11/2018 **AGENDA DATE:** 2/8/2018  
 ▶ **APPLICANT:** VERTEX DEVELOPMENT  
 OWNER(S): Vertex Development TN

TAX ID NUMBER: 162 04701,04706,04707 & 04708 [View map on KGIS](#)  
 JURISDICTION: County Commission District 5  
 STREET ADDRESS:

▶ **LOCATION:** Northeast side Harvey Rd., north of Mallard Bay Dr.  
 ▶ **APPX. SIZE OF TRACT:** 14 acres  
 SECTOR PLAN: Southwest County  
 GROWTH POLICY PLAN: Planned Growth Area  
 ACCESSIBILITY: Access is via Harvey Rd., a major collector street with 20' of pavement width within 40' of right-of-way.  
 UTILITIES: Water Source: First Knox Utility District  
 Sewer Source: First Knox Utility District  
 WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** A (Agricultural)  
 ▶ **ZONING REQUESTED:** PR (Planned Residential)  
 ▶ **EXISTING LAND USE:** Vacant  
 ▶ **PROPOSED USE:** Detached residential  
**DENSITY PROPOSED:** 2 du/ac  
 EXTENSION OF ZONE: Yes, extension of PR zoning from the south and west  
 HISTORY OF ZONING: None noted  
 SURROUNDING LAND USE AND ZONING: North: Railroad R-O-W / Town of Farragut  
 South: Floodway and residential subdivision / PR (Planned Residential) at 1-2.4 du/ac and F (Floodway)  
 East: Residence and vacant land / A (Agricultural)  
 West: Gas station and convenience store / PR (Planned Residential) at 1-3 du/ac  
 NEIGHBORHOOD CONTEXT: With the exception of the small commercial node to the west of the subject property, developed under PR zoning, the surrounding area is developed entirely with agricultural and rural to low density residential development under A, PR and RA zoning in Knox County and various residential zones applicable in the Town of Farragut to the north.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 2 du/ac.**  
 PR zoning, at the requested density is appropriate for residential development of this site and is consistent with the sector plan proposal for the property. The density requested is less than the prevailing residential densities in the area.

**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. PR is the most appropriate residential zone that can be considered for this site. The proposed density is compatible with the surrounding development and zoning pattern.
2. The requested PR zoning and density is consistent with the sector plan proposal for the site and the site is designated as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. 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 land development 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 proposed development of this site.

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. PR zoning at the requested density will allow the proposed residential development, while maintaining compatibility with surrounding development and zoning.
3. The following figures are based on the approximate acreage of 8 acres above the 820 contour, which is the land that may be counted toward density. At the requested density up to 2 du/ac, up to 16 dwelling units could be proposed for the site. That number of detached units would add about 192 vehicle trips per day to the street system and about 7 children under the age of 18 to the school system.
4. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
5. Harvey Rd. is classified as a major collector street and has adequate pavement width of more than 20 feet to accommodate the proposed residential development. Access to the development is proposed to Harvey Rd., south of the commercial development, partly within an FUD-owned property containing a pump station. The applicant has provided documentation from FUD (see attached letter dated January 4, 2018) stating that they will grant the easement necessary for access through their property. Harvey Rd. has a posted speed limit of 30 mph, meaning that 300 feet of clear sight distance will be required from the proposed development entrance.
5. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site.
6. Staff has concerns about the proposed proximity of residential structures to a heavily-used rail line (30 plus trains per day). In the unlikely event that a derailment, chemical spill or other catastrophe occurred in the area, these units and the persons living in them would be especially susceptible to harm. Care should be taken to locate the units as far from the rail line as possible. The stretch of railroad right-of-way adjacent to the subject property also has two parallel rail lines within it, where trains stop to allow trains heading in the opposite direction to pass before proceeding. Therefore, trains will frequently stop and idle in this area, causing longer periods of time with noise impact generated by adjacent train operations.

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 Southwest County Sector Plan designates this site for low density residential uses, consistent with 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. This request may lead to future requests for PR zoning in the future on other A-zoned properties in the area, consistent with the sector plan proposal.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern

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: 192 (average daily vehicle trips)

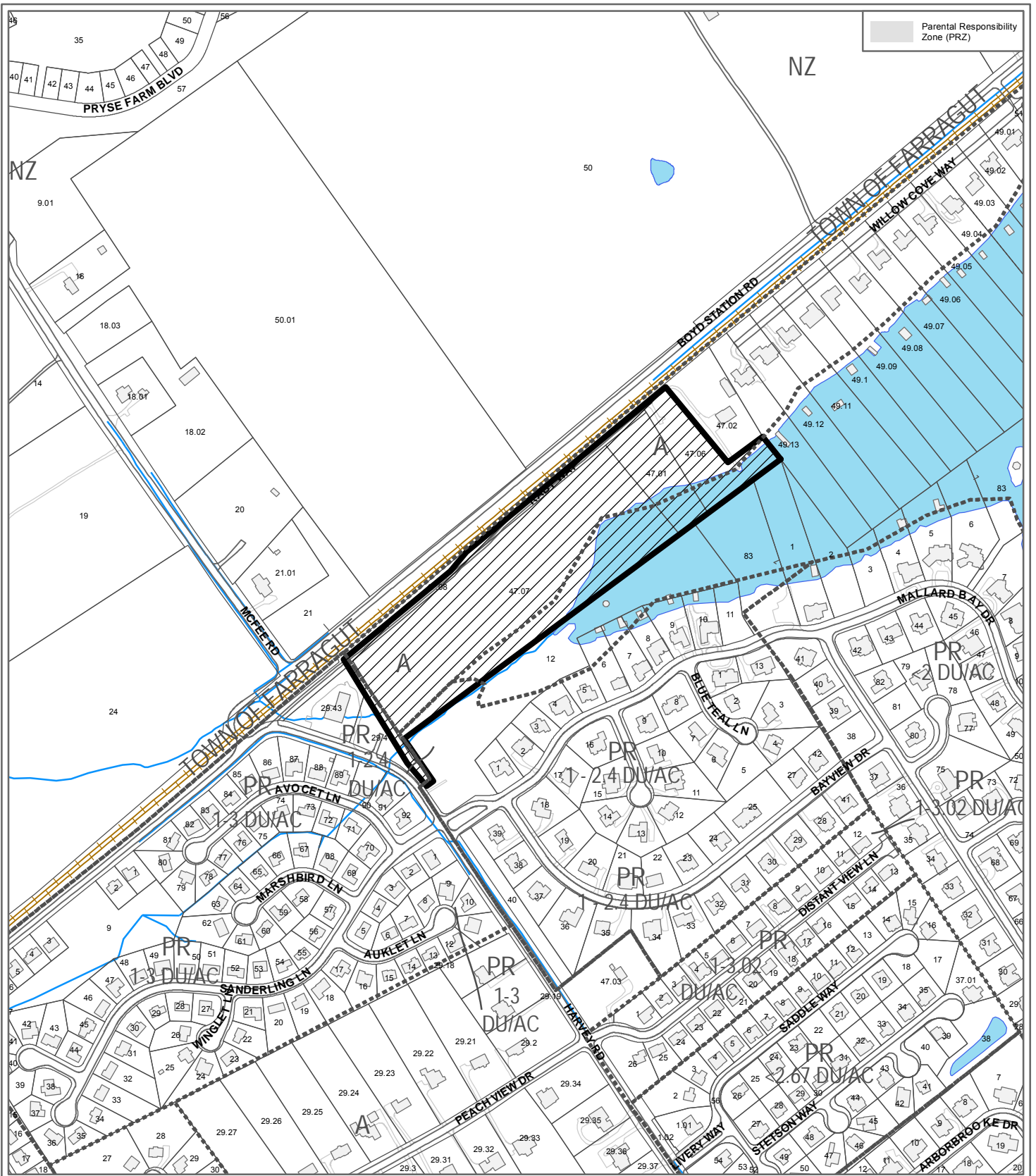
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 7 (public school children, ages 5-18 years)

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

If approved, this item will be forwarded to Knox County Commission for action on 3/26/2018. 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.



**1-F-18-RZ  
REZONING**

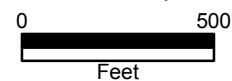
From: A (Agricultural)  
To: PR (Planned Residential)



Petitioner: Vertex Development

Map No: 162

Jurisdiction: County



Original Print Date: 12/18/2017      Revised: 1/3/2018  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



*Where community comes first.*

04 January 2018

Metropolitan Planning Commission  
City-County Building | Suite 403  
400 Main Street  
Knoxville, Tennessee 37902

Subject: CLT 162 Parcel 29.41  
Access Easement

To whom It Concerns:

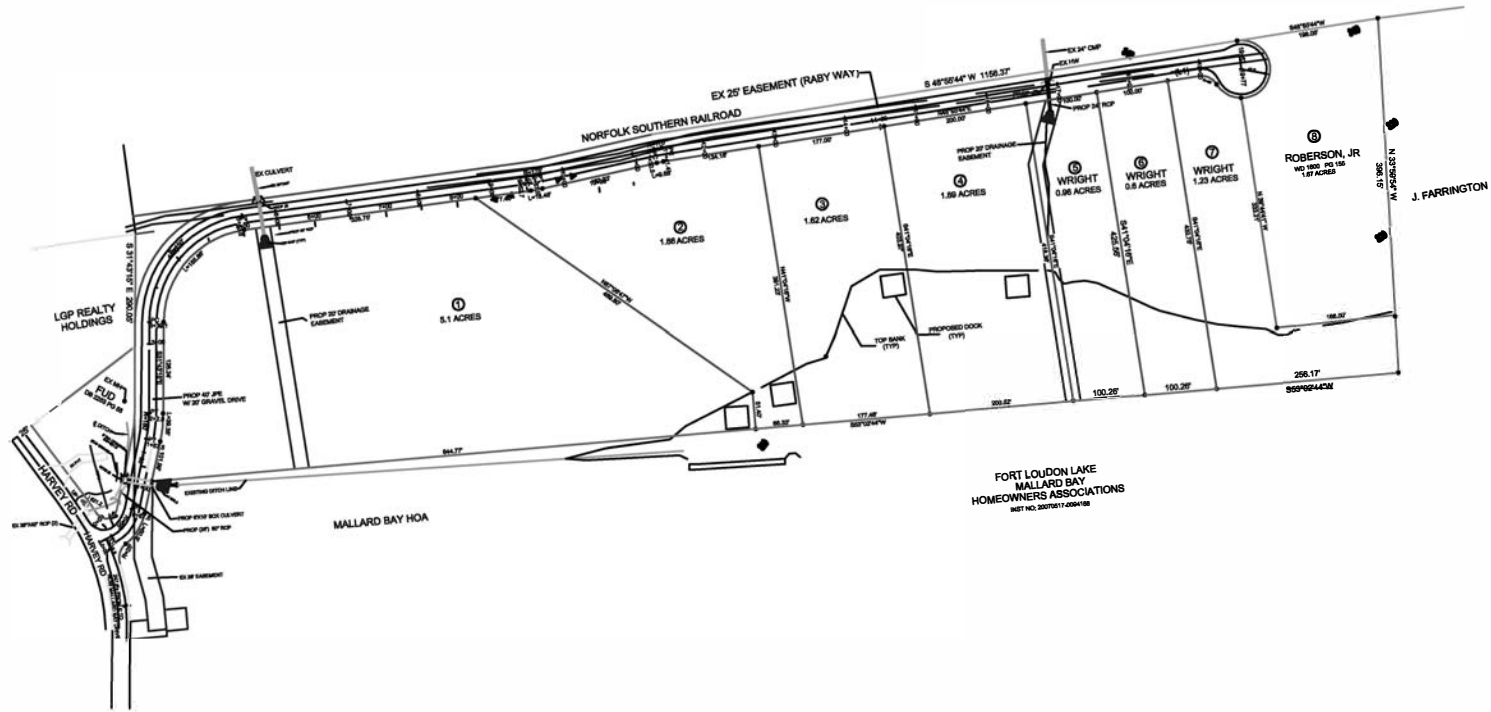
The First Utility District of Knox County (FUD) is the owner of the above referenced tract. In order to facilitate access and development of the "land locked" tract CLT 162 Parcel 47.07, the First Utility District of Knox County Board of Commissioners authorized the General Manager to execute, at his discretion, the necessary documents to provide such easement to the tract. This authorization was granted during the Board of Commissioners Meeting on September 21, 2016. Consequently, it is the intent of FUD and its General Manager to grant easement upon its satisfactory review and approval of a plan configuration for crossing our said tract. Please contact me if additional information is needed with regards to this item.

Sincerely;

First Utility District  
Of Knox County

A handwritten signature in blue ink that reads "Troy A. Wedekind".

Troy A. Wedekind, PE  
Engineering Department



**LEGEND**

- (Symbol) PROPERTY OWNER UNCLE
- (Symbol) PHONE SPINDLE
- (Symbol) WOOD SHEDDLE
- (Symbol) STORM SEWER UNCLE
- (Symbol) CATCH BASIN
- (Symbol) SERVICE POLE
- (Symbol) PHONE POLE
- (Symbol) GUY WIRE
- (Symbol) FIRE HYDRANT
- (Symbol) APPROXIMATE VALUE
- (Symbol) SERVICE HOLE
- (Symbol) WOOD SHED
- (Symbol) LIGHT FIXTURE
- (Symbol) ELECTRICAL BOX
- (Symbol) SERVICE POLE
- (Symbol) GAS METER
- (Symbol) PLUMB LINE
- (Symbol) BOX HOOD (GAS)
- (Symbol) BOX HOOD (SEW)
- (Symbol) CONCRETE VERTICAL PIPE
- (Symbol) APPROXIMATE CONCRETE PIPE
- (Symbol) SEWER LINE
- (Symbol) GAS LINE
- (Symbol) UNDERGROUND ELECTRIC
- (Symbol) OVERHEAD POWER LINE
- (Symbol) UNDERGROUND POWER LINE
- (Symbol) OVERHEAD TRAILER LINE
- (Symbol) UNDERGROUND TRAILER LINE
- (Symbol) NORMAL SERVICE

**VARIANCE REQUEST:**  
 1. ROAD WIDTH FROM 20' TO 30' FOR PRIVATE DRIVE.

**SITE UTILITIES**

- SANITARY SEWER : FUD
- WATER : FUD
- ELECTRIC : K.U.M.
- GAS : K.U.M.
- TELEPHONE : BELLSOUTH
- COMCAST

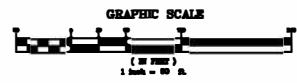
- SITE NOTES**
1. CORNER MONUMENTS AS SHOWN HEREON
  2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  3. 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 5' EACH SIDE ALL INTERIOR LOT LINE 5, EXCEPT UNDER BUILDINGS.
  4. DE ED REFERENCE: 20090225-0053105
  5. PROPERTY SHOWN ON CLT 162, PARCELS 47.01, 47.02, 47.06, 47.07, 47.08 & PART 29.41
  6. PROPERTY ZONE: A (PRE-EMING)
  7. TOTAL AREA OF SUBDIVISION: 15.28 ACRES
  8. TOTAL PROPOSED LOTS: 8
  9. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
  10. BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
  11. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
  12. COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
  13. A PROP 20' DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED.
  14. A PROP 10' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED.



**CERTIFICATION OF CONCEPT PLAN**

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. Further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Tennessee Code Commission Regulations except as has been amended and described in a report filed with the Metropolitan Planning Commission.

Surveyor  
 Tenn. Reg. No. 789



**LeMAY AND ASSOCIATES** PH: 865-671-0183 FAX: 865-671-0213  
**CONSULTING ENGINEERS** 10816 KINGSTON PIKE  
 KNOXVILLE, TENNESSEE 37934

**OWNER PARCEL: 47.07**  
 JASON C. RABY  
 4819 SUNFLOWER RD APT 70  
 KNOXVILLE, TENNESSEE 37909

**OWNER PARCEL: 29.41**  
 FIRST UTILITY DISTRICT  
 PO BOX 22580  
 KNOXVILLE, TENNESSEE 37922

**DEVELOPER**  
 STEVE BETHES  
 121 ANCHOR LANE  
 ANDERSONVILLE, TN 37705  
 865-584-8124

CONCEPT PLAN & DEVELOPMENT PLAN SHEET 1 OF 1

**CONERSTONE COVE**

DISTRICT 6 \* KNOX COUNTY \* TENNESSEE ADDRESS: HARVEY ROAD  
 PROPERTY SHOWN ON CLT 162, PARCELS 47.01, 47.02, 47.06, 47.07 & PART 29.41

DRAWN BY: REL	APPROVED BY: REL	DATE: 10-24-2017	SHEET REVISIONS:	SCALE: 1" = 80'	5645 CP
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Revised  
12/21/17

KNOXVILLE-KNOX COUNTY

# MPC

METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE

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

Date Filed: 11-27-2017 Meeting Date: 1/11/2018

Application Accepted by: M. Payne

Fee Amount: 1550.00 File Number: Rezoning 1-F-18-RZ

Fee Amount: ~ File Number: Plan Amendment ~



**PROPERTY INFORMATION**

Address: Harvey Rd

General Location: East side Harvey Rd S. Side Railroad (Byrd Station Rd)

Parcel ID Number(s): 162 0470 (Revised) 04708  
04701, 04706

Tract Size: ~~13.44 AC~~ 14.24 MB

Existing Land Use: VACANT + Prada

Planning Sector: SW County

Growth Policy Plan: Planned

Census Tract: 58.12

Traffic Zone: 243

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 5<sup>th</sup> District

PROPERTY OWNER     OPTION HOLDER

PLEASE PRINT

Name: Vertex Development

Company: \_\_\_\_\_

Address: 226 Castle Downs Ln

City: Knoxville State: TN Zip: 37934

Telephone: 865-384-8124

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

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

**Requested Change**

**REZONING**

FROM: A

TO: PR

**PLAN AMENDMENT**

One Year Plan     \_\_\_\_\_ Sector Plan

FROM: ~

TO: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Steve Bethel

Company: Vertex Development

Address: 226 Castle Downs Ln

City: Knoxville State: TN Zip: 37934

Telephone: 865-384-8124

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

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

**PROPOSED USE OF PROPERTY**

Detached Residential

Density Proposed 1-2 Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

**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 signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: SMU as Admin

Company: \_\_\_\_\_

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

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

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

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

