

▶ **FILE #:** 2-C-18-RZ

**AGENDA ITEM #:** 29

**AGENDA DATE:** 2/8/2018

▶ **APPLICANT:** VERTEX DEVELOPMENT

OWNER(S): Steve Bethel

TAX ID NUMBER: 72 267 & 26701

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 521 Brakebill Rd

▶ **LOCATION:** West side Brakebill Rd., northwest of Strawberry Plains Pike

▶ **APPX. SIZE OF TRACT:** 100.7 acres

SECTOR PLAN: East County

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

ACCESSIBILITY: Access is via Brakebill Rd., a major collector street with 17' of pavement width within 55' of right-of-way, or Hammer Rd., a minor collector street with 13' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking East Creek, Swan Pond Creek, and Holston and French Broad

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant. forested land

▶ **PROPOSED USE:** Residential development

**DENSITY PROPOSED:** 9 du/ac

EXTENSION OF ZONE: Extension of PR zoning from the west

HISTORY OF ZONING: LI zoning was denied twice in 1988 (8-G-88-RZ) and 1990 (6-N-90-RZ)

SURROUNDING LAND USE AND ZONING: North: Hammer Rd., houses / A (Agricultural) and PR (Planned Residential) at 1-3 du/ac

South: Vacant land / A (Agricultural)

East: Brakebill Rd., houses and vacant land / A (Agricultural)

West: Houses and vacant land / A (Agricultural) and PR (Planned Residential) at 1-8 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and low to medium density residential development under A and PR zoning. To the south is commercial development and zoning located around the I-40/Strawberry Plains Pike interchange.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 12 du/ac.**

This site is proposed for medium density residential or office uses on the sector plan, consistent with this rezoning request. Because of the site's close proximity to I-40, and its location adjacent to more intense commercial uses to the south, staff is recommending a density of up to 12 du/ac. This site is proposed for

medium density residential or office uses on the sector plan, consistent with this rezoning request. Medium density residential uses would serve as a transitional area between commercial and low density residential uses. The property has access to two collector streets and is in close proximity to the Strawberry Plains Pike/I-40 interchange, making it appropriate for medium density residential development, as proposed by the sector plan.

**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 zoning at the recommended density for the subject property will allow development of the site for attached and/or detached residential uses, consistent with other properties in the area. To the north, along Brakebill Rd. is a PR-zoned parcel at a density of up to 12 du/ac and to the west, along Hammer Rd., is a PR-zoned parcel at a density of up to 9 du/ac.
2. The recommended zoning and density are consistent with the current sector plan proposal for the property.
3. Surrounding development consists of low density residential uses and zoning to the north and commercial uses and zoning to the south, consistent with the recommended zoning and density.

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 an appropriate zone for this development, if limited to a density of 12 du/ac or less.

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 recommended density is compatible with surrounding development and zoning, and should have a minimal impact on adjacent properties.
2. The approval of the recommended density of 12 du/ac will allow the applicant to submit a development plan with up to 1208 dwelling units for MPC's consideration, compared to the 906 units that could be proposed at the applicant's requested density of up to 9 du/ac.
3. The maximum of 1208 attached units would add approximately 8962 vehicle trips per day to the street system and about 33 children under the age of 18 to the school system. The applicant's requested 906 attached dwelling units would add approximately 6920 vehicle trips per day to the street system and about 25 children under the age of 18 to the school system.
4. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.
5. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
6. Sidewalks will be required within the proposed development and may be required along Brakebill Rd. and Hammer Rd.
7. Both collector streets have inadequate pavement widths, so road improvements, including widening, may be required to accommodate the proposed development. A Traffic Impact Study (TIS) will be required if more than 750 trips are generated from the proposed development, which is likely in this case. Both Brakebill Rd. and Hammer Rd. will likely need some improvements in order to accommodate the development. Any road improvements recommended in the TIS will need to be addressed in the development plan. Depending on the number of units, two to three access points may be necessary, including one access point each to both Brakebill Rd. and Hammer Rd.

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 East County Sector Plan proposes MDR/O (Medium Density Residential/Office) uses for the site, consistent with the recommended PR zoning at a density of up to 12 du/ac. The applicant's proposed density of up to 9 du/ac is also consistent with the sector plan proposal for the property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended zoning and density do not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 8962 (average daily vehicle trips)

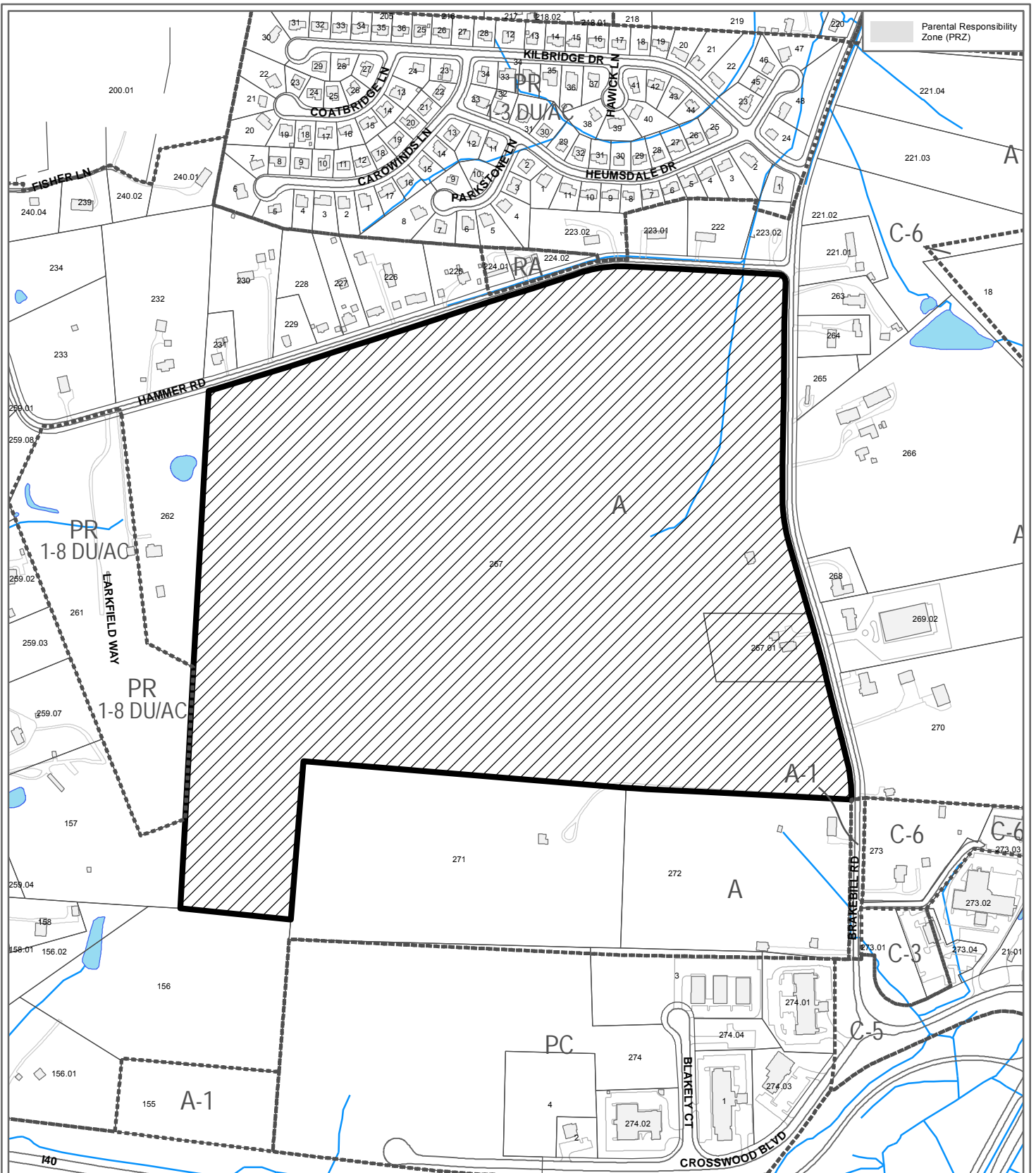
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 33 (public school children, ages 5-18 years)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter 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.



**2-C-18-RZ  
REZONING**

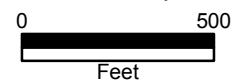
From: A (Agricultural)  
To: PR (Planned Residential)



Petitioner: Vertex Development

Map No: 72

Jurisdiction: County



Original Print Date: 1/16/2018 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

REZONING  PLAN AMENDMENT

Name of Applicant: Vertex Development

Date Filed: 12/27/17

Meeting Date: 2/8/18



Application Accepted by: Bussseau

Fee Amount: \$4,000<sup>02</sup> File Number: Rezoning 2-C-18-RZ

Fee Amount: \_\_\_\_\_ File Number: Plan Amendment \_\_\_\_\_

PROPERTY INFORMATION

Address: 521 Brakebill Rd

General Location: West side Brakebill Rd, north of Strawberry Plains PK

Parcel ID Number(s): Map 72 Parcels 267.4, 267.01

Tract Size: 100.7 acres

Existing Land Use: Forest/Vacant

Planning Sector: East County

Growth Policy Plan: Urban Growth (Knoxville)

Census Tract: 53.01

Traffic Zone: 130

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 8<sup>th</sup> District

Requested Change

REZONING

FROM: Agriculture

TO: Planned Residential

PLAN AMENDMENT

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

FROM: \_\_\_\_\_

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

PROPOSED USE OF PROPERTY

Residential Development

Density Proposed 9 Units/Acre

Previous Rezoning Requests: None Known

PROPERTY OWNER  OPTION HOLDER

PLEASE PRINT

Name: Steve Bethel

Company: Vertex Development

Address: 226 Castledowns Lane

City: Knoxville State: TN Zip: 37934

Telephone: 865-384-8124

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

E-mail: sbethel@bethel@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: David Harbin

Company: Batson Himes Nowell & Poe

Address: 4334 Papermill Drive

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

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: David Harbin

PLEASE PRINT

Name: David Harbin

Company: Batson Himes Nowell & Poe

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

E-mail: harbin@bhn-p.com

