

▶ **FILE #:** 1-F-18-RZ

AGENDA ITEM #: 36

AGENDA DATE: 1/11/2018

▶ **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, so will be compatible with the surrounding land uses and zoning pattern.

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 optional methods of land development which encourage more imaginative 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 approximations are based on the approximated 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 approximately 192 vehicle trips per day to the street system and would add approximately 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. Proper documentation from FUD will be required prior to approval of any plans for this project. 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)

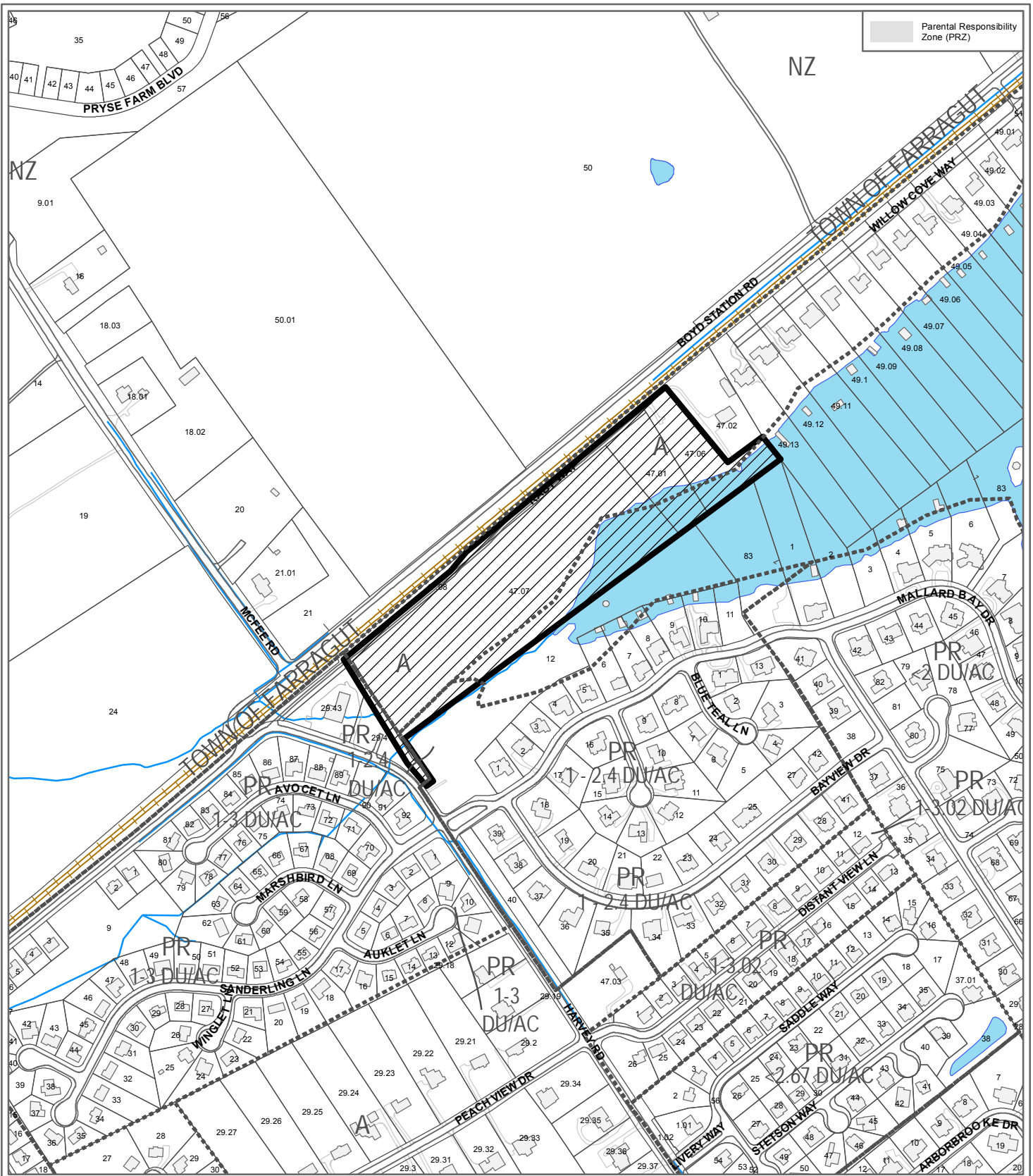
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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 2/26/2018. 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

Revised
12/21/17

KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

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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)
04701, 04706 (04708)
 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 5th 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: _____

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: _____

Requested Change
REZONING

FROM: A
 TO: PR

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: ~
 TO: _____

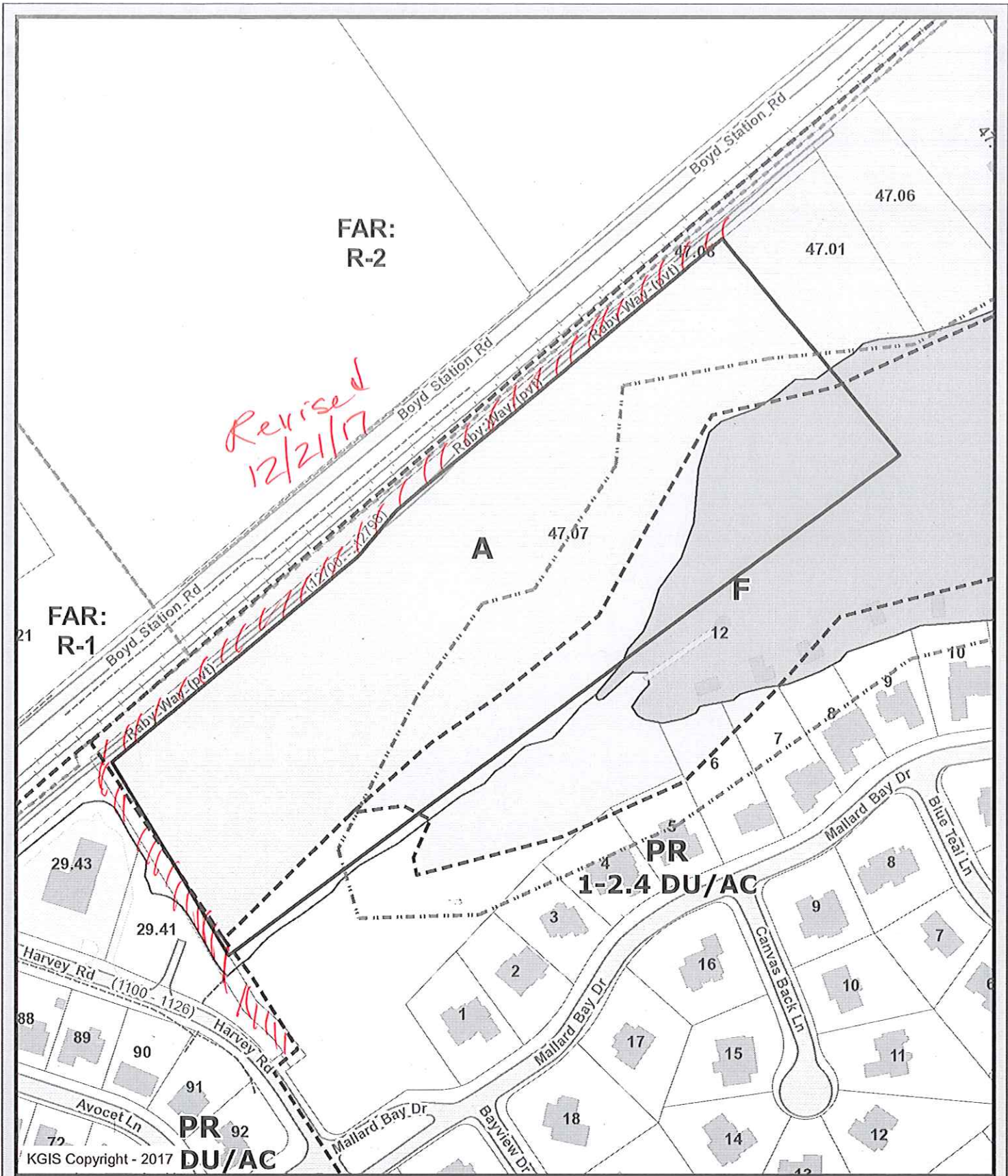
APPLICATION AUTHORIZATION

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: Sum as Admin
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 E-mail: _____

PROPOSED USE OF PROPERTY
Detached Residential

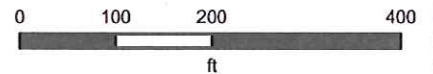
Density Proposed 1-2 Units/Acre
 Previous Rezoning Requests: _____



Letter Portrait

Printed: 11/27/2017 at 3:35:16 PM

Knoxville - Knox County - KUB Geographic Information System



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REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

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

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 12/28/17 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: _____

Printed name: _____

MPC/BZA File #: _____