

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

▶ **FILE #:** 5-SB-18-C **AGENDA ITEM #:** 12
 5-E-18-UR **AGENDA DATE:** 6/14/2018

POSTPONEMENT(S): 5/10/2018

▶ **SUBDIVISION:** VERTEX DEVELOPMENT ON BRAKEBILL ROAD

▶ **APPLICANT/DEVELOPER:** VERTEX DEVELOPMENT TN, LLC

OWNER(S): Vertex Development

TAX IDENTIFICATION: 72 267 AND 26701

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 521 Brakebill Rd

▶ **LOCATION:** West side of Brakebill Rd., south side of Hammer Rd.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

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

▶ **APPROXIMATE ACREAGE:** 94.9 acres

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

▶ **EXISTING LAND USE:** Vacant forested land and a residence

▶ **PROPOSED USE:** Detached Residential Subdivision and Future Development

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural), PR (Planned Residential) & RA (Low Density Residential)
 South: Vacant land and residence - A (Agricultural)
 East: Residences, place of worship and vacant land - A (Agricultural)
 West: Residences and vacant land - A (Agricultural) & PR (Planned Residential)

▶ **NUMBER OF LOTS:** 325

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Brakebill Rd., a major collector street with an 18' pavement width within a 55' right-of-way, and Hammer Rd., a minor collector street with a 16' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variance on Road L at Sta 3+35, from k=25 LVC = 250.75' to K=17.5 LVC = 175'.
2. Vertical curve variance on Road L at Sta 5+25, from k=25 LVC = 34' to k=18.4 LVC = 25'.
3. Vertical curve variance on Road I at Sta 0+50, from k=25 LVC = 93.75' to k=18.6 LVC = 70'.
4. Vertical curve variance on Road I at Sta 10+65, from k=25 LVC = 230.25' to k=18.3 LVC = 150'.
5. Vertical curve variance on Road H at Sta 10+60, from k=25 LVC= 175' to k=15 LVC = 105'.

6. Horizontal curve variance on Road B at Sta 17+75, from 250' to 200'.
7. Minimum lot width variance for the attached residential Lots 105 - 140 and Lots 158-199, from 25' to 19.67'.

STAFF RECOMMENDATION:

► **DENY variance 1 due to safety issues.**

APPROVE variances 2-7 because the site's topography restricts compliance with the Subdivision Regulations and variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 14 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 (Ord 91-1-102).
3. To provide for pedestrian connections between the subdivision, future apartments and commercial development site, and existing commercial development at the I-40 and Strawberry Plains Pike interchange, revise the concept plan to include a sidewalk or walking trail meeting the Americans with Disabilities Act (ADA) standards along the Brakebill Rd. street frontage for this development.
4. Installation of all sidewalks (and walking trails) as identified on the revised concept plan. Sidewalks and walking trails 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 (and walking trails).
5. Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Ajax Engineering as revised on May 31, 2018 and as required by the Knox County Department of Engineering and Public Works, Knoxville Department of Engineering and Tennessee Department of Transportation (TDOT). The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works, Knoxville Department of Engineering and TDOT during the design plan stage for the subdivision.
6. The widening of Brakebill Rd. from Strawberry Plains Pike through the intersection of Hammer Rd. to a minimum width of 20', including the installation of the left turn lane at the subdivision entrance, shall be completed prior to the approval of a final plat for the subdivision.
7. The widening of Hammer Rd. from Brakebill Rd. to the Hammer Rd. subdivision entrance, to a minimum width of 20' with required tapers on the west side of the entrance. The Hammer Rd. widening will not be required until the northern entrance for the subdivision is opened. The northern entrance shall be required when the platted lots for the subdivision reaches 150 lots. Hammer Rd. shall not be used as a construction entrance until the Hammer Rd. widening is completed.
8. Prior to obtaining a design plan approval for the subdivision, submitting a proposed amenity plan for the subdivision to Planning Commission staff for review and approval. While sidewalks and common areas are identified on the concept, with 325 proposed lots, amenities such as a swimming pool, clubhouse, picnic and park areas (including a dog park) should be provided.
9. Prior to obtaining a design plan approval for the subdivision, submitting a landscape plan for the 25' deep common area strips that border Brakebill Rd. and Hammer Rd. to Planning Commission staff for review and approval. The landscape plan should include existing vegetation when possible or include a combination of new landscaping and berms.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
11. Placing a note on the final plat that all lots will have access only to the internal street system.
12. Including a line of sight easement on the final plat across Lots 252, 253 and the common area in order to provide the needed sight distance for the curve in Road B.
13. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities and drainage system.
14. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the Development Plan for up to 247 detached residential units and 78 attached residential units on individual lots, subject to 2 conditions.**

1. The proposed apartment and commercial area developments are subject to separate use on review applications and approval.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing to develop this 94.9 acre tract with a mix of detached residential units, attached residential units, apartments and commercial uses. This application includes a detached residential subdivision with 247 detached residential lots and 78 attached residential lots on 76.76 acres at a density of 4.23 du/ac. The proposed subdivision will have access to both Brakebill Rd. and Hammer Rd.

The plan also shows a future apartment development site of 14.04 acres at the intersection of Brakebill Rd. and Hammer Rd. with proposed access to Brakebill Rd. A future 4.10 acre commercial site is also identified just south of the apartment site on Brakebill Rd. The PR zoning district allows consideration of a commercial development site with the size of the development being based on the number of residential units. The proposed apartment and commercial area developments are subject to separate use on review applications and approval.

The proposed attached residential units will be developed in clusters of four to seven units as two story townhouse units. Each unit will be approximately 1400 square feet with a one car garage. The proposed units are narrow with a width of 19.67'. While this is not an issue with an apartment or condominium development, with each unit being tied to a lot, the lots do not meet the minimum lot frontage requirement of 25'. The applicant is requesting a variance from the minimum lot frontage requirement.

This site was rezoned to PR (Planned Residential) at a density of up to 9 du/ac by Knox County Commission on March 26, 2018 (2-C-18-RZ).

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

1. The proposed residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of other development that has occurred in this area near the interchange of I-40 and Strawberry Plains Pike.
3. The proposed residential subdivision at a density of 4.23 du/ac, is consistent in use and density with the approved rezoning for the property.
4. With the recommended street improvements identified in the Traffic Impact Study, traffic flow in the area should continue to function at acceptable levels.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to two collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East County Sector Plan proposes medium density residential uses for this site. The proposed subdivision at a density of 4.23 du/ac is consistent with the sector plan.
2. This site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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: 84 (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.

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.