

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

▶ **FILE #:** 5-SB-18-C  
 5-E-18-UR

**AGENDA ITEM #:** 11  
**AGENDA DATE:** 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:** 301

**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:** NA

**STAFF RECOMMENDATION:**

▶ **POSTPONE** the concept plan application until the June 14, 2018 MPC meeting as requested by the applicant.

The applicant has requested the postponement to allow time for review of the recently submitted traffic impact study and to address comments from staff.

▶ **POSTPONE** the Use on Review application until the June 14, 2018 MPC meeting as requested by the

**applicant.**

**COMMENTS:**

The applicant is proposing to develop this 94.9 acre tract with a mix of detached residential units, apartments and commercial uses. This application includes a detached residential subdivision with 301 lots on 76.76 acres at a density of 3.92 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.

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).

**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.

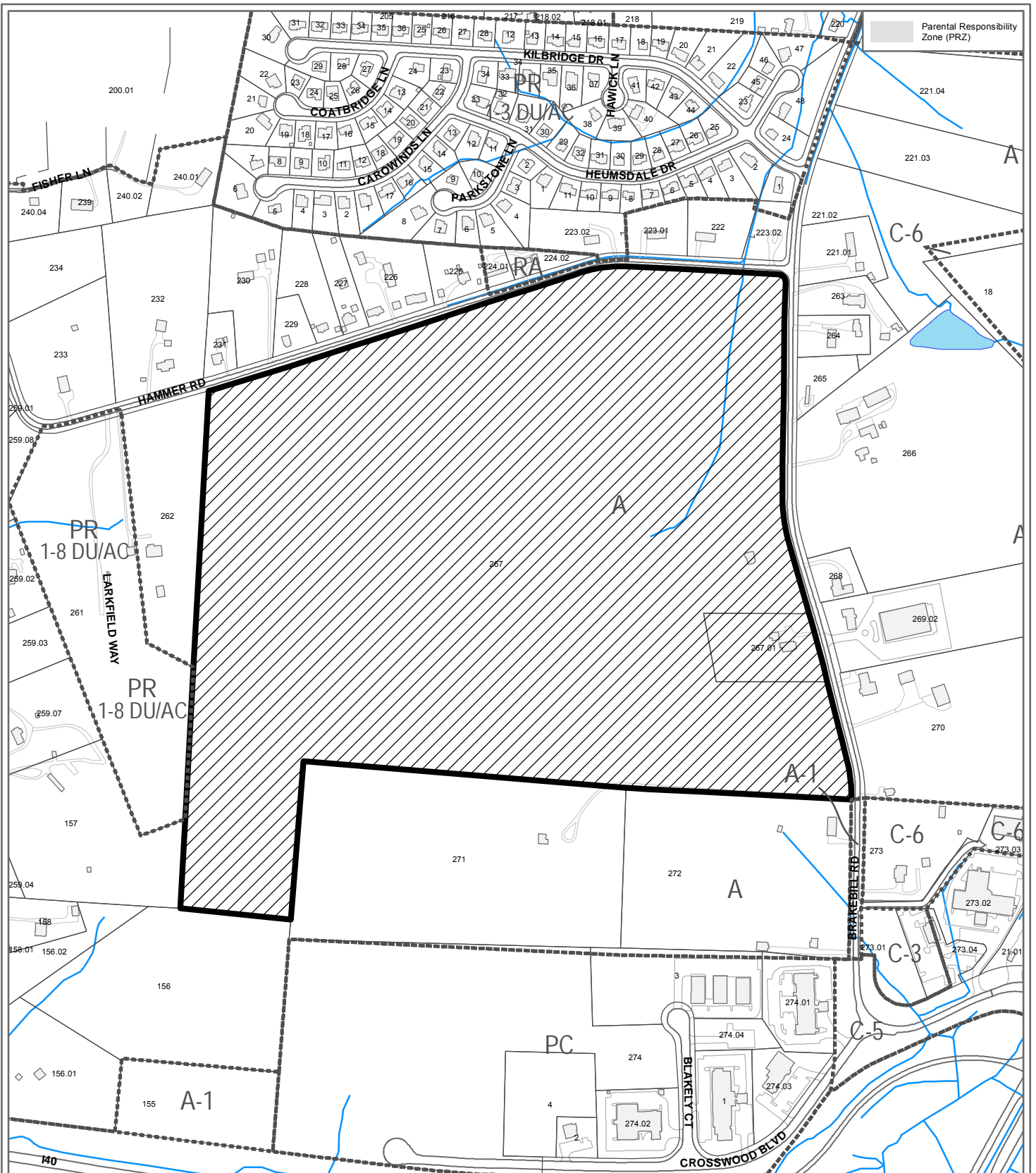
**ESTIMATED STUDENT YIELD:** 100 (public school children, ages 5-18 years)

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.



**5-SB-18-C / 5-E-18-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision and Future Development in PR (Planned Residential)

Original Print Date: 4/16/2018

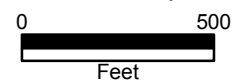
Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Vertex Development TN, LLC  
Vertex Development on Brakebill Road

Map No: 72

Jurisdiction: County



5-SB-18C-5-E-18-UR-PP-5-10-18

**BATSON, HIMES, NORVELL & POE**

REGISTERED ENGINEERS AND LAND SURVEYORS

4334 Papermill Road

Knoxville, Tennessee 37909

Phone (865) 588-6472

Fax (865) 588-6473



April 24, 2018

Mr. Tom Brechko  
Knoxville MPC

Dear Mr. Brechko:

We request the following at the May 10, 2018 MPC meeting:

Please postpone consideration of the following concept and use on review plan:

- Vertex Development on Brakebill Road (5-SB-18-C/5-E-18-UR)

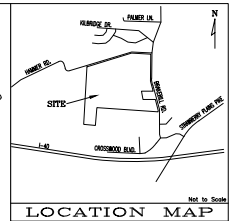
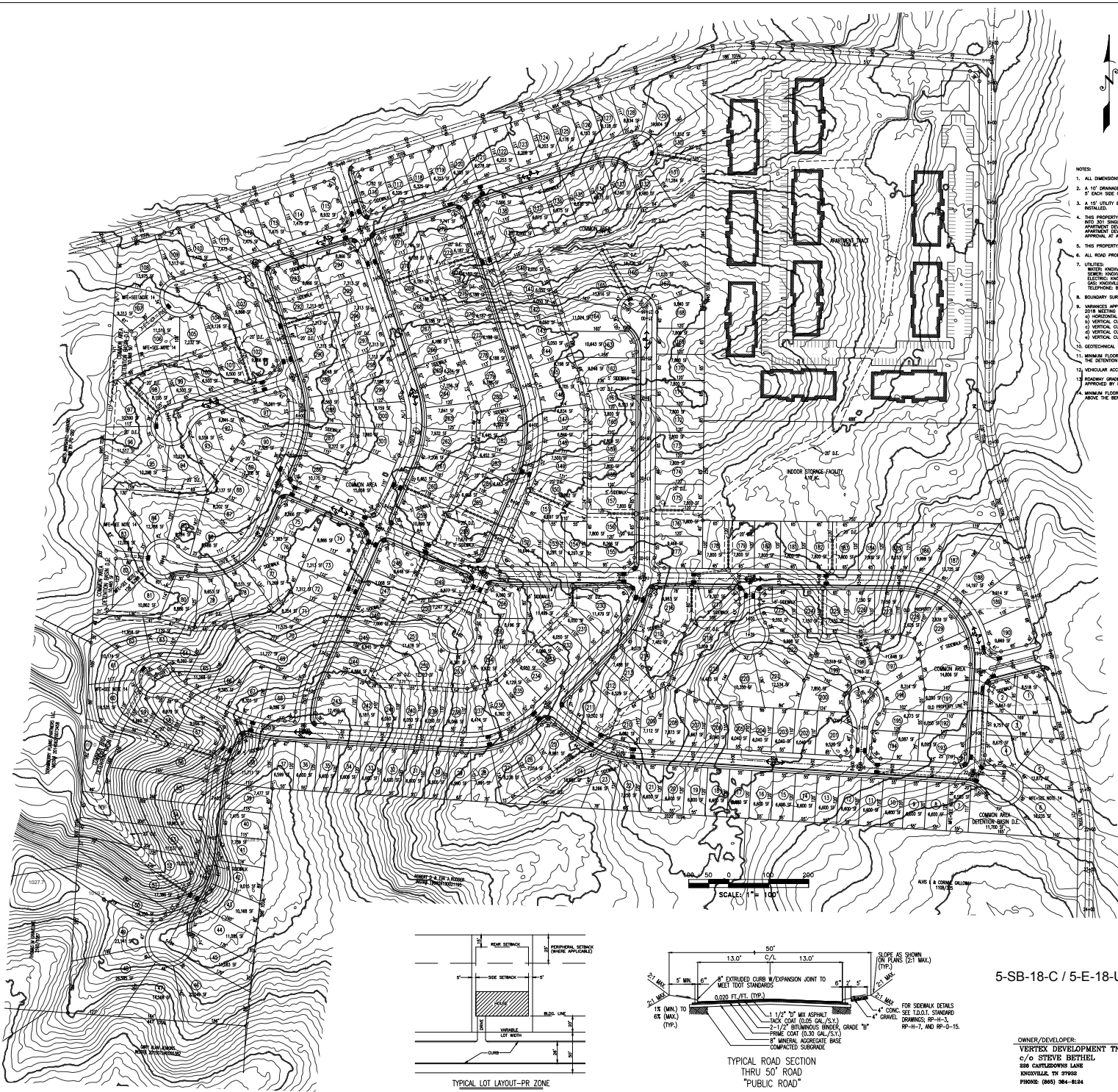
Until the June 14, 2018 MPC meeting.

Thank you for your assistance.

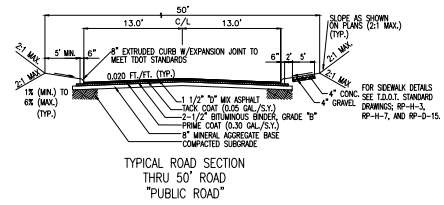
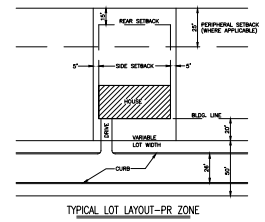
Sincerely,

A handwritten signature in blue ink that reads "David Harbin".

David Harbin PE, RLS



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS ALONG ALL ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THE PROPERTY CONTAINS APPROXIMATELY 94.80 ACRES. 76.78 ACRES IS SUBDIVIDED INTO 301 SINGLE FAMILY DETACHED LOTS. 14.52 ACRES IS PROPOSED FOR AN APARTMENT DEVELOPMENT. 4.50 ACRES IS PROPOSED FOR AN INDOOR STORAGE FACILITY. APARTMENT DEVELOPMENT AND INDOOR STORAGE FACILITY WILL BE SUBMITTED FOR MPC APPROVAL AT A LATER DATE.
  5. THIS PROPERTY IS ZONED PR (PENDING COUNTY COMMISSION APPROVAL).
  6. ALL ROAD PROFILES ARE BASED ON VEGE TOPOGRAPHY.
  7. UTILITIES: WATER: KNOXVILLE UTILITIES BOARD  
SEWER: KNOXVILLE UTILITIES BOARD  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: BELLSOUTH
  8. BOUNDARY SURVEY BY BHP.
  9. VARIANCES APPROVED BY THE METROPOLITAN PLANNING COMMISSION ON ITS MAY 10, 2016 MEETING ARE AS FOLLOWS:  
a) HORIZONTAL CURVE LENGTH FROM 200' TO 200', STA 17+75, ROAD "B"  
b) VERTICAL CURVE LENGTH FROM 130' TO 150', STA 15+00, ROAD "A"  
c) VERTICAL CURVE LENGTH FROM 230' TO 150', STA 14+50, ROAD "A"  
d) VERTICAL CURVE LENGTH FROM 200' TO 175', STA 23+50, ROAD "A"  
e) VERTICAL CURVE LENGTH FROM 43.75' TO 75', STA 0+50, ROAD "A"
  10. GEOTECHNICAL ENGINEER SHALL VERIFY THE SLOPE STABILITY ON ALL HILL SLOPES.
  11. MINIMUM FLOOR ELEVATION FOR LOTS 232 & 234 IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN ON OR ADJACENT TO THAT LOT.
  12. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO AVERAGE ROAD SYSTEM ONLY.
  13. ROADWAY GRADINGS AT INTERSECTIONS OF LP TO 38 HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING.
  14. MINIMUM FLOOR ELEVATION FOR LOTS 4, 1, 2, 83, 83, 106 & 107 IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN ON OR ADJACENT TO THAT LOT.



5-SB-18-C / 5-E-18-UR

OWNER/DEVELOPER:  
**VERTEX DEVELOPMENT TN, LLC**  
 c/o STEVE BETHEL  
 288 CLAYTONDOWNS LANE  
 KNOXVILLE, TN 37909  
 PHONE: (605) 364-8154



**BATSON, HIMES, NORVELL & POE**  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 4334 PAPERBUSH DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE: (605) 364-8154  
**MPC May 10, 2018**

DESIGNED DBH	SCALE 1" = 100'		
DRAWN SEW	DATE 03/20/18		
NO.	DATE	REVISION	APPR.
1	7/7/18	REVISED PER COUNTY COMMENTS	

DEED REFERENCES: INSTR. #200005120031972  
 DEED BOOK 2311, PAGE 995

CONCEPT PLAN FOR  
**VERTEX DEVELOPMENT, LLC-BRAKEBILL RD.**  
 CLT MAP 72, PARCELS 267 & 267.01  
 DISTRICT 8, KNOX COUNTY, TENNESSEE

25040-SP1  
 SHEET 1 OF 5  
**Agenda Item #11**

# SUBDIVISION - CONCEPT



Name of Applicant: Vertex Development, TN, LLC  
 Date Filed: 3/26/18 Meeting Date: 5/10/18  
 Application Accepted by: [Signature]  
 Fee Amount: \$9,530<sup>00</sup> File Number: Subdivision - Concept 5-SB-18-C  
 Fee Amount: \_\_\_\_\_ Related File Number: Development Plan 5-E-18-UR

**PROPERTY INFORMATION**

Subdivision Name: Vertex Development - Brakebill Road

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

General Location: West side of Brakebill Rd, North of Strawberry Plains Pike

Tract Size: 94.9 acres No. of Lots: 301

Zoning District: PR (pending)

Existing Land Use: Vacant

Planning Sector: East County

Growth Policy Plan Designation: Urban Growth

Census Tract: 53.01

Traffic Zone: 130

Parcel ID Number(s): Map 12 Parcels 267 & 267.01

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 8th District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Steve Bethel

Company: Vertex Development TN, LLC

Address: 226 Castle Downs Ln

City: Knoxville State: TN Zip: 37932

Telephone: 384-8124

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

E-mail: sbethel.bethel@gmail.com

**PROJECT SURVEYOR/ENGINEER**

PLEASE PRINT

Name: David Harbin

Company: Barton Homes Nowell & POC

Address: 4334 Papermill Dr

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

**AVAILABILITY OF UTILITIES**

List utility districts proposed to serve this subdivision:

Sewer: Knoxville Utilities Board

Water: Knoxville Utilities Board

Electricity: Knoxville Utilities Board

Gas: Knoxville Utilities Board

Telephone: AT&T Southeast

**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)

**APPLICATION CORRESPONDENCE**

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

PLEASE PRINT

Name: David Harbin

Company: Barton Homes Nowell & POC

Address: 4334 Papermill Dr

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

**VARIANCES REQUESTED**

1. Horizontal curve length from 250' to 200', STA 17+75, Road "B"  
Justify variance by indicating hardship: topography

2. Vertical curve length from 175' to 105', sta 10+60, Rd. "H"  
Justify variance by indicating hardship: topography

3. Vertical curve length from 230.25' to 150', sta 1450, Rd. "I"  
Justify variance by indicating hardship: topography

4. Vertical curve length from 250.75' to 175', sta 3+35, Rd "L"  
Justify variance by indicating hardship: topography

5. Vertical curve length from 93.75' to 75', sta 0+50, Rd "I"  
Justify variance by indicating hardship: topography

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.

PLEASE PRINT

Name: David Harbin

Address: 4334 Papermill Drive

City: Knoxville State: TN zip: 37909

Telephone: 588-6472

Fax: 588-6473

Signature: David Harbin

Date: 3/26/18

E-mail: harbin@bhm-p.com