

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

► **FILE #:** 9-SD-18-C **AGENDA ITEM #:** 9
9-F-18-UR **AGENDA DATE:** 11/8/2018

POSTPONEMENT(S): 9/13/2018

► **SUBDIVISION:** OCTOBER PARK
 ► **APPLICANT/DEVELOPER:** VERTEX DEVELOPMENT, LLC
 OWNER(S): Vertex Development

TAX IDENTIFICATION: 130 07304 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 12059 Hatmaker Ln

► **LOCATION:** North side of Hatmaker Ln., west of Fretz Rd.

SECTOR PLAN: Northwest County

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

WATERSHED: Turkey Creek

► **APPROXIMATE ACREAGE:** 24.82 acres

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land / Town of Farragut (FAR: R-2)
 South: I-40/I-75 / Town of Farragut (FAR: R-1)
 East: Vacant land / PR (Planned Residential)
 West: Residences / A (Agricultural) & RA (Low Density Residential)

► **NUMBER OF LOTS:** 83

SURVEYOR/ENGINEER: Ideal Engineering Solutions, Inc

ACCESSIBILITY: Access is via Hatmaker Ln., a local street with an 18' pavement width within a required right-of-way of 50

► **SUBDIVISION VARIANCES REQUIRED:** NA

STAFF RECOMMENDATION:

► **POSTPONE the Concept Plan application until the December 13, 2018 MPC meeting as requested by the applicant.**

The applicant has requested the postponement to allow time to complete the required Traffic Impact Study.

► **POSTPONE the Use on Review application until the December 13, 2018 MPC meeting as requested by the applicant.**

COMMENTS:

The applicant is proposing to subdivide a 22 acre tract (area outside of Town of Farragut) into 83 detached residential lots at a density of 3.77 du/ac. Access to the proposed subdivision will be from Hatmaker Ln. This is the sixth concept plan submitted for this site since October 12, 2006. Street A on the concept plan will provide access to the northern portion of the site that is located within the Town of Farragut. Any subdivision or development of the portion of the property that is located within the Town of Farragut is subject to review and approval by the Town of Farragut.

ESTIMATED TRAFFIC IMPACT: 873 (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.

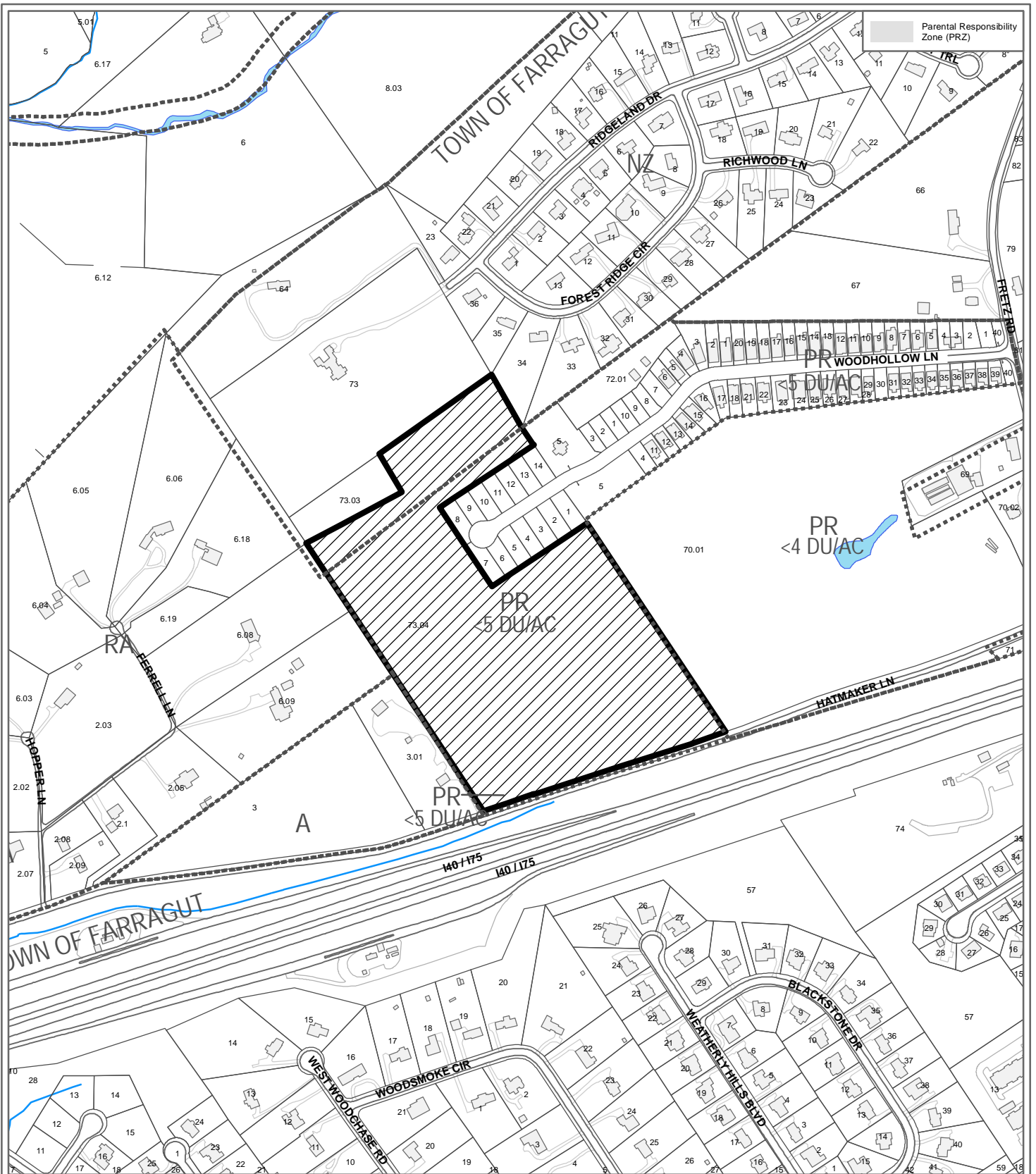
ESTIMATED STUDENT YIELD: 34 (public school children, ages 5-18 years)

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

- 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.



9-SD-18-C / 9-F-18-UR
CONCEPT PLAN/USE ON REVIEW



Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 8/15/2018
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Vertex Development, LLC
 October Park

Map No: 130

Jurisdiction: County

0 500
 Feet



9-SD-18-C-9-F-18-UR-PP-11-8-18

KNOXVILLE-KNOX COUNTY

M P C METROPOLITAN PLANNING COMMISSION TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Request to Postpone • Table • Withdraw

Name of Applicant: Vertex Development, LLC
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 9-SD-18-C / 9-F-18-UR

Date Scheduled for MPC Review: November 8, 2018

Date Request Filed: _____ Request Accepted by: _____

RECEIVED

OCT 24 2018

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Planning Commission

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

December 13, 2018

DATE OF FUTURE MPC PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Steve Bethel

PLEASE PRINT

Name: Steve Bethel

Address: 226 Castle Down Lane

City: Knox

State: TN

Zip: 37934

Telephone: 615 304-2144

Fax: _____

E-mail: _____

PLEASE NOTE

Consistent with the guidelines set forth in MPC's
Administrative Rules and Procedures:

POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

9-SD-18-C - 9-F-18-UR - PP- 9-13-18

KNOXVILLE-KNOX COUNTY

M P C

METROPOLITAN
PLANNING
COMMISSION

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Request to Postpone • Table • Withdraw

Name of Applicant: David Campbell

AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 9-SD-18-C

9-F-18-UR

Date Scheduled for MPC Review: Sep 13, 2018

Date Request Filed: 7/30/18

Request Accepted by: Marc Payne

REQUEST

☒ Postpone

Please postpone the above application(s) until:

November 13, 2018

DATE OF FUTURE MPC PUBLIC MEETING

☐ Table

Please table the above application(s).

☐ Withdraw

Please withdraw the above application(s).

State reason for request:

Traffic Study

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: _____

PLEASE PRINT

Name: David Campbell

Address: 325 Wooded Ln

City: Knox

State: TN

Zip: 37922

Telephone: 665-755-3575

Fax: _____

E-mail: dcamp44@tds.net

PLEASE NOTE

Consistent with the guidelines set forth in MPC's
Administrative Rules and Procedures:

RECEIVED

AUG 31 2018

Metropolitan
Planning Commission

POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS

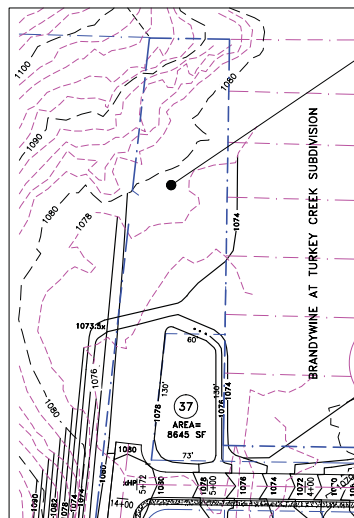
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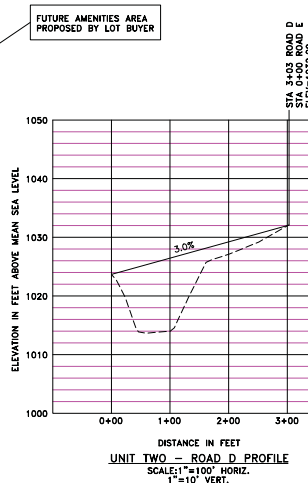
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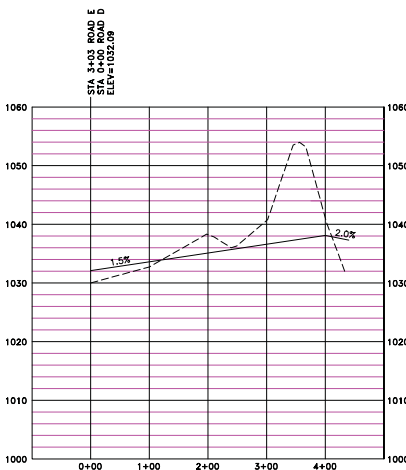
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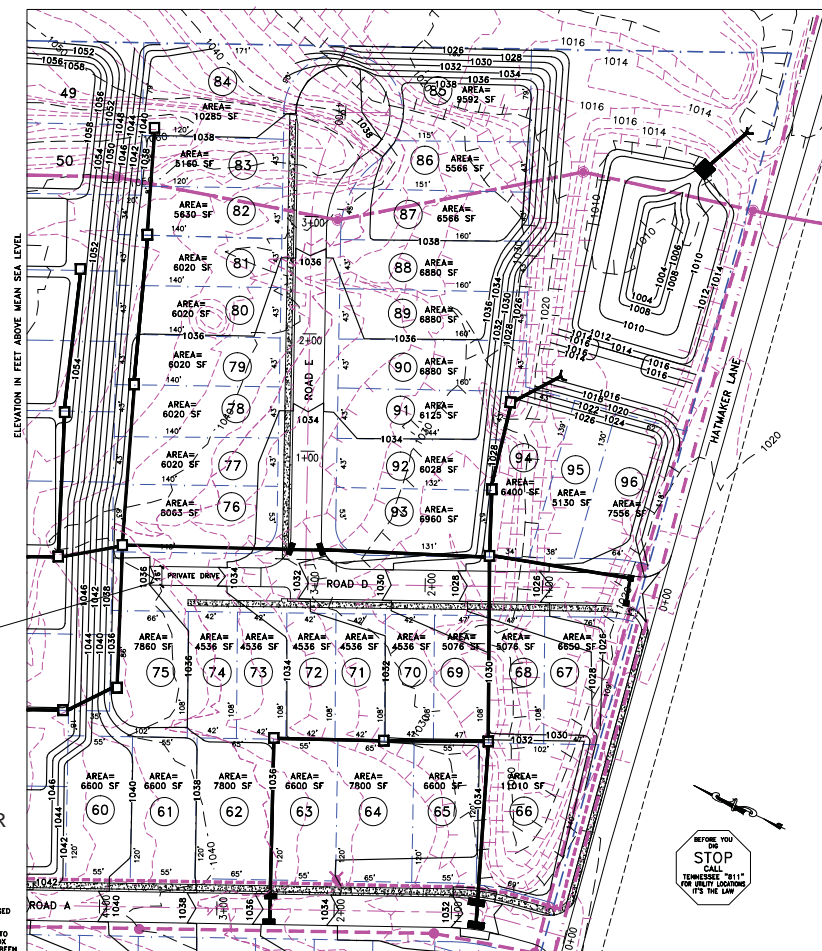
PROPOSED REVISION TO UNIT ONE
SCALE: 1"=60'



UNIT TWO - ROAD D PROFILE
SCALE: 1"=100' HORIZ.
1"=10' VERT.



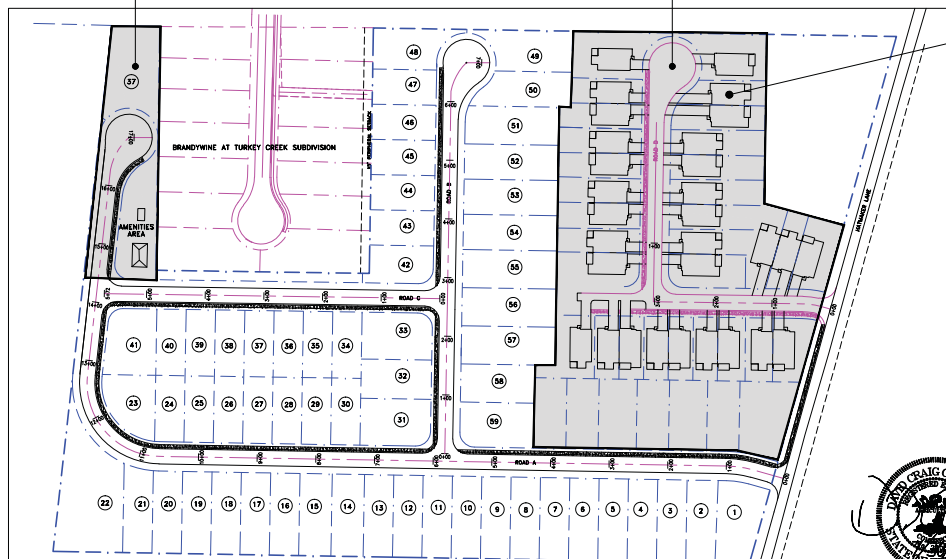
UNIT TWO - ROAD E PROFILE
SCALE: 1"=100' HORIZ.
1"=10' VERT.



UNIT TWO PLAN
SCALE: 1"=50'

EXISTING APPROVED UNIT ONE

UNIT TWO PLAN

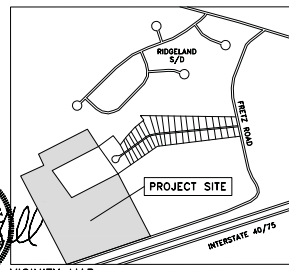


PROJECT VICINITY MAP
NOT TO SCALE

9-SD-18-C / 9-F-18-UR
Revised: 10/26/2018

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN INTENDED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

D. Campbell
PE 22540



VICINITY MAP
NOT TO SCALE

PROPERTY NOTES:

- PART OF CLT 130 PARCEL 073.04
- TOTAL AREA: 6.8 ACRES RESIDENTIAL AREA, 0.7 ACRES LOT 37 AND AMENITIES AREA
- ZONING: PR (C-2 DU/AC)
- UNIT TWO CONTAINS 7 SINGLE FAMILY AND 30 CONDOMINIUM UNITS
- ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE EXTERIOR LOT LINES ADJOINING PUBLIC AND PRIVATE ROW'S. 5' EACH SIDE OF ALL OTHER EXTERIOR AND INTERIOR LOT LINES. ZERO LOT LINE REQUESTED WHERE SHOWN BETWEEN LOTS 67-96.

SETBACKS:
FRONT: 20 FT.
SIDE: 5 FT.
REAR: 15 FT.
PERIPHERAL: 15 FT.

UTILITY PROVIDERS:
WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
NATURAL GAS: KNOX UTILITY BOARD
ELECTRIC: KNOX CITY UTILITIES BOARD
SOLID WASTE: PRIVATE HAULER
TELEPHONE: AT&T



Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

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23 OCT 2018
SHEET ONE

CONCEPT PLAN/USE ON REVIEW
MPC CASE 9-SD-18-C / 9-F-18-UR
OCTOBER PARK - UNITS ONE/TWO
KNOX COUNTY, TENNESSEE

Prepared For:

Vertex Development TN, LLC
226 Castle Down Lane
Knoxville, Tennessee 37834
(865) 384-8124

Planning Agency:

Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500



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METROPOLITAN
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TENNESSEE

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SUBDIVISION - CONCEPT

RECEIVED

JUL 30 2018

Metropolitan
Planning CommissionName of Applicant: Vertex Development, LLCDate Filed: 7/30/18Meeting Date: 9/13/18Application Accepted by: Marc PayneFee Amount: 1,430.00File Number: Subdivision - Concept 9SD-18-CFee Amount: ~Use on Review
Related File Number: Development Plan 9-F-18-UR

PROPERTY INFORMATION

Subdivision Name: October Park

Unit/Phase Number: _____

General Location: Hartmaker Lane1/2 Hartmaker Ln w/s Woodhollow LnTract Size: 7.2 No. of Lots: 31Zoning District: PR < 5Existing Land Use: UndevelopedPlanning Sector: NW CountyGrowth Policy Plan Designation: UrbanCensus Tract: 59.04Traffic Zone: 222Parcel ID Number(s): 130 07304Jurisdiction: ☐ City Council _____th District☒ County Commission 6 District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer First Utility DistrictWater First Utility DistrictElectricity WUBGas KUBTelephone Private

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)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: _____

Company: Vertex Development, LLCAddress: 226 Castle Down LaneCity: Knox State: TN Zip: 37934Telephone: 865 384-2124

Fax: _____

E-mail: sbethel.bethel@icloud.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: David CampbellCompany: Ideal Engineering SolutionsAddress: 325 Wooded LaneCity: Knox State: TN Zip: 37922Telephone: 865 755-3575

Fax: _____

E-mail: dcamp44@tds.net

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: David CampbellCompany: As Above

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

VARIANCES REQUESTED

1. Horizontal Curve 250' to 50' at STA 0+02

Justify variance by indicating hardship:

~~Property~~ Property Shape Constraint

2. Horizontal Curve 250' to 50' at STA 2+10

Justify variance by indicating hardship:

Property Shape Constraint

3. Horizontal Curve 250' to 157' STA 6+08

Justify variance by indicating hardship:

Property Shape Constraint

4.

Justify variance by indicating hardship:

5.

Justify variance by indicating hardship:

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.

Signature: _____

Date: _____

9/30/18

PLEASE PRINT

Name: _____

David Campbell

Address: _____

325 Wooded Lane

City: _____

Knoxville

State: _____

Zip: _____

37922

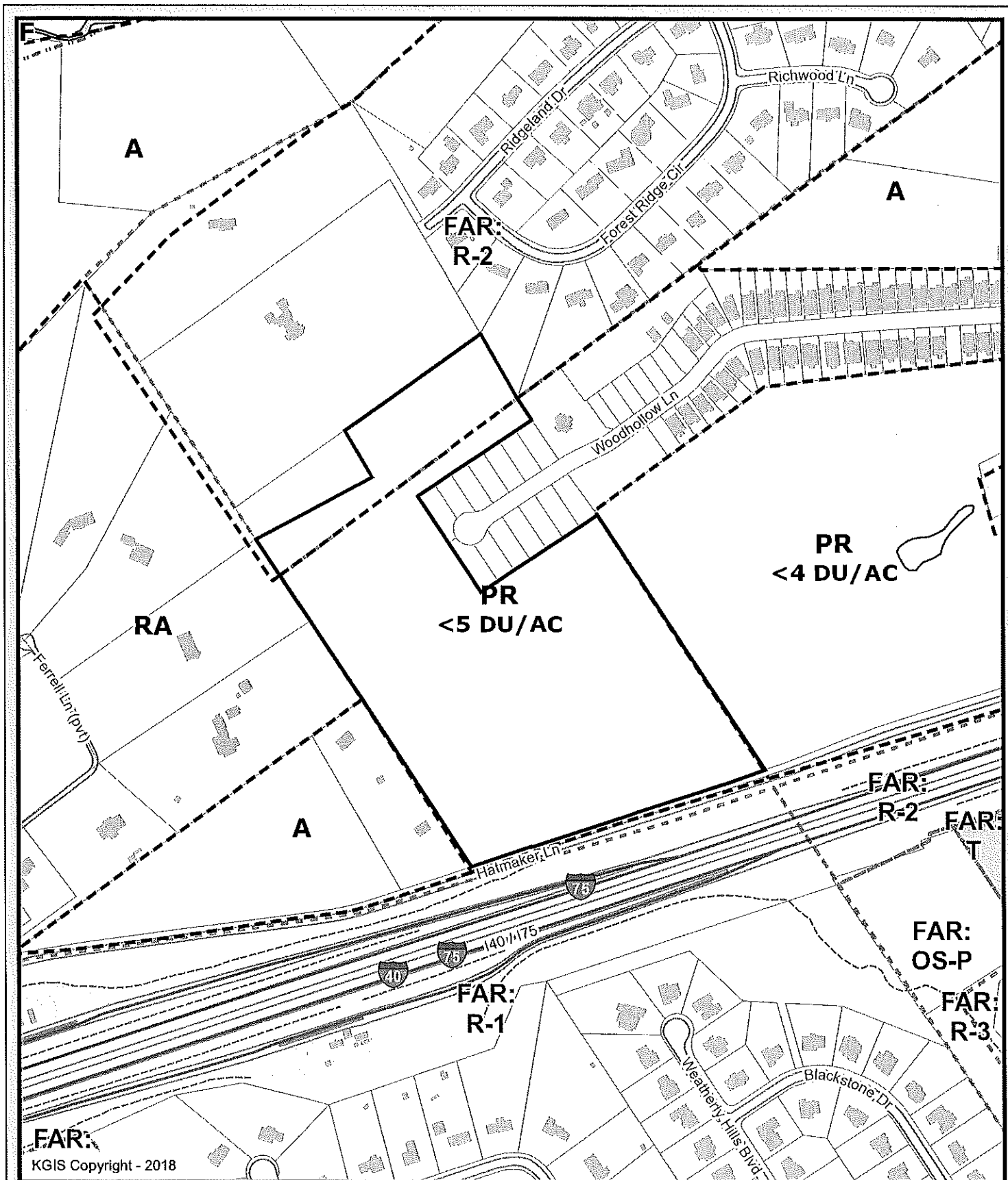
Telephone: _____

605 755-3575

Fax: _____

E-mail: _____

dcamp44@tds.net



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 7/30/2018 at 4:11:13 PM

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KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

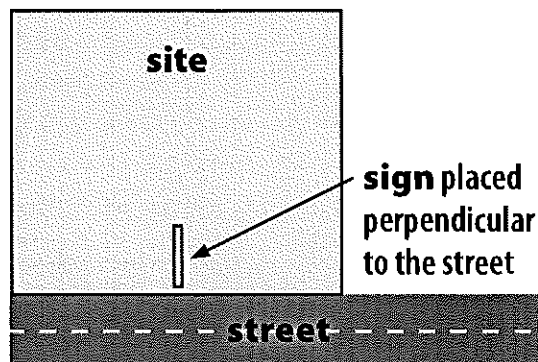
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

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



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

August 29, 2018 and Sept 14, 2018
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: [Signature]

Printed Name: Dan C. Campbell

Phone: 605 755-3515 Email: dcamp44@tds.net

Date: 7/30/18

MPC File Number: _____