

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 5-E-18-UR                      **Related File Number:** 5-SB-18-C  
**Application Filed:** 4/3/2018              **Date of Revision:**  
**Applicant:** VERTEX DEVELOPMENT TN, LLC

## PROPERTY INFORMATION

**General Location:** West side of Brakebill Rd., south side of Hammer Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 72 267 AND 26701                      **Jurisdiction:** County  
**Size of Tract:** 94.9 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached Residential Subdivision and Future Development              **Density:**  
**Sector Plan:** East County              **Sector Plan Designation:** MDR & O  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 521 Brakebill Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE the Development Plan for up to 246 detached residential units and 78 attached residential units on individual lots, subject to 2 conditions.

**Staff Recomm. (Full):** 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:** 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 4.22 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 in is 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 4.22 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.

**Action:** Approved

**Meeting Date:** 7/12/2018

**Details of Action:** 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.

**Summary of Action:** APPROVE the Development Plan for up to 246 detached residential units and 78 attached residential units on individual lots, subject to 2 conditions.

**Date of Approval:** 7/12/2018

**Date of Denial:**

**Postponements:** 5/10/2018 - 6/14/2018

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Board of Zoning Appeals

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**