

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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-SB-18-C **Related File Number:** 5-E-18-UR
Application Filed: 3/26/2018 **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: 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.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant forested land and a residence
Surrounding Land Use: 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)
Proposed Use: Detached Residential Subdivision and Future Development **Density:** 3.92 du/ac
Sector Plan: East County **Sector Plan Designation:**
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: Vertex Development on Brakebill Road

No. of Lots Proposed: 324 **No. of Lots Approved:** 0

Variations Requested:

1. Vertical curve variance on Road L at Sta 5+25, from k=25 LVC = 34' to k=18.4 LVC = 25'.
2. Vertical curve variance on Road I at Sta 0+50, from k=25 LVC = 93.75' to k=18.6 LVC = 70'.
3. Vertical curve variance on Road I at Sta 10+65, from k=25 LVC = 230.25' to k=18.3 LVC = 150'.
4. Vertical curve variance on Road H at Sta 10+60, from k=25 LVC= 175' to k=15 LVC = 105'.
5. Horizontal curve variance on Road B at Sta 17+75, from 250' to 200'.
6. Minimum lot width variance for the attached residential Lots 105 - 140 and Lots 158-199, from 25' to 19.67'.

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 variances 1-6 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 13 conditions:

Staff Recomm. (Full):

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. Revising the concept plan to include the sidewalks as identified on the concept plan that was presented to the Planning Commission at their June 14, 2018 meeting (revised date of May 30, 2018) and including the paved walking trails as identified on the most recent concept plan with a revised date of July 2, 2018.
4. Installation of all sidewalks and paved walking trails as identified on the revised concept plan. Sidewalks and paved 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 paved 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 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.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Placing a note on the final plat that all lots will have access only to the internal street system.
11. 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.
12. 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.

13. 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.

Comments:

UPDATE:

At the Planning Commission's June 14, 2018 meeting, the Commission had voted to postpone this application for 30 days requesting that the applicant be more creative with open space and land use.

The applicant has submitted a revised concept plan that includes the following amenities:

1. A common area between Lots 214 and 252 at the entrance off of Brakebill Road that includes a pavilion and fire pit area.
2. A common area at the northwest corner of the intersection of Road B and Road I that includes a children's play area.
3. A 7.054 acre common area at the southwest corner of the development that includes a dog park with access being provided by a mulch walking trail.
4. A walking trail system that extends around three quarters of the development with the trail being a 5' wide mulch trail except along the Brakebill Rd. and Hammer Rd. street frontages where the walking trail will be a 5' wide asphalt trail.

While the staff supports the proposed additions to the amenity plan, staff does not support the removal of approximately 5,000 linear feet of sidewalks that were proposed on the original concept plan. In a residential development with 324 dwellings, the sidewalks are essential in providing safe pedestrian access throughout the development. While the mulch walking trailing is a nice amenity, if not properly maintained, it could easily disappear.

BACKGROUND:

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 246 detached residential lots and 78 attached residential lots on 76.76 acres at a density of 4.22 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).

Action:

Approved

Meeting Date: 7/12/2018

Details of Action:

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Summary of Action:

APPROVE variances 1-6 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 13 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 Chancery Court

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: