

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

Suite 403 • City County Building
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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 5-SD-17-C **Related File Number:** 5-G-17-UR
Application Filed: 3/28/2017 **Date of Revision:**
Applicant: VERTEX DEVELOPMENT

PROPERTY INFORMATION

General Location: Southwest side of Lobetti Rd., northwest of Ball Camp Pike.
Other Parcel Info.:
Tax ID Number: 91 PART OF 204 **Jurisdiction:** County
Size of Tract: 37.33 acres
Accessibility: Access is via Lobetti Rd., a local street with a 15' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences - A (Agricultural) and CA (General Business)
South: Railroad, residences and vacant land - PR (Planned Residential) and A (Agricultural)
East: Residences and vacant land - A (Agricultural)
West: Vacant land / PC (Planned Commercial) and PR (Planned Residential)
Proposed Use: Detached Residential Subdivision **Density:** 4.39 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7711 Ball Camp Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) (k) and PR
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 Lobetti Road

No. of Lots Proposed: 164 **No. of Lots Approved:** 0

- Variances Requested:**
1. Horizontal curve variance on Road A at STA 17+00, from 250' to 200'.
 2. Horizontal curve variance on Road B at STA 8+00, from 250' to 125'.
 3. Horizontal curve variance on Road B at STA 19+00, from 250' to 150'.
 4. Vertical curve variance on Road A at STA 23+75, from 121' to 75'.
 5. Vertical curve variance on Road B at STA 15+95, from 159' to 100'.
 6. Broken back curves tangent variance on Road E at STA 1+83, from 150' to 65'.

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 site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 15 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. Revise the concept plan to eliminate the proposed access from the subdivision to the north side of the Schaad Road Extension. The concept plan will need to be modified to include a cul-de-sac at the end of Road A on the north side of the Schaad Road Extension.
 4. All proposed lots along the Schaad Road Extension shall have adequate width and depth to allow for buildable areas outside of the temporary slope and construction easements required for the Schaad Road Extension.
 5. The proposed street connection to the Schaad Road Extension on the south side of the road shall be designed as a right in/right out only connection meeting all Knox County requirements for barriers and signage.
 6. Revise the concept plan to remove any reference to a temporary street connection across the Schaad Road Extension between the north side and south side phases of the subdivision (See the comment section below concerning Knox County's plans to accelerate the phasing of the Schaad Road project.)
 7. Revise the concept plan to add 5' wide sidewalks along Lobetti Rd. from the two street entrances on Lobetti Rd. to the sidewalks that will be located on each side of the Schaad Road Extension. A sidewalk shall also be added on the west side of Road E in order to provide access to the "Common Area Amenities Center".
 8. Installation of sidewalks as identified on the revised concept plan. Sidewalks 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.
 9. During the design plan phase of the subdivision, the design plans for the required widening of Lobetti Rd to a width of 20' from the northern subdivision entrance to Ball Rd. shall be submitted to the Knox County Department of Engineering and Public Works for approval. The applicant is responsible for completing these improvements prior to the submission of a final plat for the subdivision.
 10. Providing a revised Traffic Impact Study during the Design Plan stage of the subdivision that addresses the access restrictions to the Schaad Road Extension for Phase 1 (north side) and Phases 2 and 3 (south side) as conditioned by this approval (conditions 3, 5, 6 and 12). The revised Study shall be reviewed and approved by the Knox County Department of Engineering and Public Works and Planning Commission Staff prior to Design Plan approval. The applicant shall be responsible for installing any street and driveway improvements recommended in the Study. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works. Future revisions to the Traffic Impact Study may be required based on the timing of the development on the south side of Schaad Road and the construction progress for Schaad Road.
 11. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

12. A final plat for the phases of the subdivision located on the south side of the Schaad Road Extension shall not be approved until the proposed improvements to Lobetti Rd that are a part of the Schaad Road Extension project are completed.

13. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.

14. Placing a note on the final plat that all lots will have access only to the internal street system.

15. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments:

The applicant is proposing to subdivide this 37.33 acre tract into 164 detached residential lots and common area at a density of 4.39 du/ac. The proposed subdivision will be separated by the future Schaad Road extension. Knox County has already purchased the right-of-way for this new road. The concept plan that was originally submitted for consideration included street connections to the existing Lobetti Rd. and proposed connections to the future Schaad Road from the northwestern and southeastern tracts that adjoin the right-of-way. The proposed subdivision will include sidewalks on one side of all the main streets with a connection to the sidewalks that will be located along the future Schaad Road Extension.

This property was rezoned to PR (Planned Residential) and PC (Planned Commercial) by Knox County Commission on December 15, 2008. The Planning Commission recommended approval of the rezoning of the PC (Planned Commercial) and A (Agricultural) portion of the property to PR (Planned Residential) at the April 13, 2017 meeting. The Knox County Commission approved the rezoning on May 22, 2017. The approved PR density is for up to 5 du/ac.

When Planning Commission and Knox County Engineering staff met with the applicant to discuss the concept plan, the applicant was told that the County was not going to allow the street connections to Schaad Road and they would have to revise the plan to reflect that restriction. The extension of Schaad Road has been designed as a four lane - median divided arterial street with access control. (Refer to the two attached letters from Dwight Van de Vate, Senior Director of the Knox County Department of Engineering and Public Works.) The subdivision has access to Lobetti Road that will connect to Schaad Road at a designed intersection.

The revised plans that are before the Planning Commission for consideration still include a street connection to both the north and south side of the Schaad Road Extension. After further evaluation of the proposed subdivision, the Knox County Department of Engineering and Public Works has decided that limited access would be allowed on the south side of the road but a connection on the north side would not be permitted. Staff's recommended conditions 3, 5 and 6 address those access restrictions.

The subdivision as proposed and as identified in the traffic impact study includes three phase. The first phase of the subdivision is the property located on the north side of the Schaad Road Extension. The second and third phases of the subdivision are located on the south side of the Schaad Road Extension. The applicant will be required to widen Lobetti Rd. to a width of 20' from the northern subdivision entrance to Ball Rd. These improvements will be required prior to approval of the final plat for the first phase of the subdivision.

Knox County is planning to move the overall Schaad Road Extension project forward sooner than anticipated (e.g. bidding is scheduled for this Winter and construction starting Spring 2018). The County will phase the construction such that the work on side roads, including Lobetti Road, will be the initial phases. A final plat for the phases of the subdivision located on the south side of the Schaad Road Extension will not be approved until the proposed improvements to Lobetti Rd that are a part of the Schaad Road Extension project are completed.

Action: Approved **Meeting Date:** 6/8/2017

Details of Action:

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. Revise the concept plan to eliminate the proposed access from the subdivision to the north side of the Schaad Road Extension. The concept plan will need to be modified to include a cul-de-sac at the end of Road A on the north side of the Schaad Road Extension.
4. All proposed lots along the Schaad Road Extension shall have adequate width and depth to allow for buildable areas outside of the temporary slope and construction easements required for the Schaad Road Extension.
5. The proposed street connection to the Schaad Road Extension on the south side of the road shall be designed as a right in/right out only connection meeting all Knox County requirements for barriers and signage.
6. Revise the concept plan to remove any reference to a temporary street connection across the

Schaad Road Extension between the north side and south side phases of the subdivision (See the comment section below concerning Knox County's plans to accelerate the phasing of the Schaad Road project.)

7. Revise the concept plan to add 5' wide sidewalks along Lobetti Rd. from the two street entrances on Lobetti Rd. to the sidewalks that will be located on each side of the Schaad Road Extension. A sidewalk shall also be added on the west side of Road E in order to provide access to the "Common Area Amenities Center".

8. Installation of sidewalks as identified on the revised concept plan. Sidewalks 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.

9. During the design plan phase of the subdivision, the design plans for the required widening of Lobetti Rd to a width of 20' from the northern subdivision entrance to Ball Rd. shall be submitted to the Knox County Department of Engineering and Public Works for approval. The applicant is responsible completing these improvements prior to the submission of a final plat for the subdivision.

10. Providing a revised Traffic Impact Study during the Design Plan stage of the subdivision that addresses the access restrictions to the Schaad Road Extension for Phase 1 (north side) and Phases 2 and 3 (south side) as conditioned by this approval (conditions 3, 5, 6 and 12). The revised Study shall be reviewed and approved by the Knox County Department of Engineering and Public Works and Planning Commission Staff prior to Design Plan approval. The applicant shall be responsible for installing any street and driveway improvements recommended in the Study. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works. Future revisions to the Traffic Impact Study may be required based on the timing of the development on the south side of Schaad Road and the construction progress for Schaad Road.

11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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Summary of Action:

APPROVE variances 1-6 because site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 15 conditions

Date of Approval:

6/8/2017

Date of Denial:

Postponements: 5/11/2017

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: