

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

▶ **FILE #:** 12-SH-05-C **AGENDA ITEM #:** 10
 12-G-05-UR **AGENDA DATE:** 9/13/2007

POSTPONEMENT(S): 12/8/2005

▶ **SUBDIVISION:** ANDREWS POINTE

▶ **APPLICANT/DEVELOPER:** ANDREWS POINTE

OWNER(S): Gary Andrews

TAX IDENTIFICATION: 153 067

JURISDICTION: County Commission District 5

▶ **LOCATION:** South side of Westland Dr., southwest of S. Northshore Dr

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Ft. Loudon Lake

▶ **APPROXIMATE ACREAGE:** 59.5 acres

▶ **ZONING:** PR (Planned Residential) pending & F (Floodway)

▶ **EXISTING LAND USE:** One single family dwelling and vacant land

▶ **PROPOSED USE:** Detached single family subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural and PR residential. Development consists of detached single family dwellings. The site adjoins Ft. Loudon Lake.

▶ **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER:

ACCESSIBILITY: Access is via Westland Dr., a local street at this location with a pavement width of 14' within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** Not identified

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant's engineer

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COMMENTS:

The applicant's engineer requested this matter be withdrawn. An alternative development plan has been approved for this site which makes carrying this item on MPC's agenda no longer necessary.

ESTIMATED TRAFFIC IMPACT 113 (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: 6 (public and private school children, ages 5-18 years)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Farragut High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.