



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

▶ **FILE #:** 6-SB-08-C **AGENDA ITEM #:** 13  
6-D-08-UR **AGENDA DATE:** 6/12/2008

▶ **SUBDIVISION:** JEFFERSON PARK WEST, UNIT 2 - REVISED  
▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC  
OWNER(S): Mesana Investments, LLC

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TAX IDENTIFICATION: 162 PART OF 57.01  
JURISDICTION: County Commission District 5

▶ **LOCATION:** West side of S. Northshore Dr., northeast side of Charlottesville Blvd.

SECTOR PLAN: Southwest County  
GROWTH POLICY PLAN: Planned Growth Area  
WATERSHED: Turkey Creek & Tennessee River

▶ **APPROXIMATE ACREAGE:** 15.56 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Unit 1 of the subdivision / PR (Planned Residential)  
South: Vacant land / A (Agricultural)  
East: Residence and vacant land / A (Agricultural)  
West: Unit 1 of the subdivision / PR (Planned Residential)

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▶ **NUMBER OF LOTS:** 25

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Charlottesville Blvd. an approved boulevard design street with access out to S. Northshore Dr, a two lane, minor arterial street with 21' of pavement within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

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**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 6 conditions**

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 (County Ord. 91-1-102).
3. Placing a note on the final plat that all lots will have access from the internal street system only.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole/closed contour areas identified on the plat. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is

acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer.

6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation, Tennessee Valley Authority and U.S. Army Corps of Engineers.

► **APPROVE the development plan for Unit 2 for up to 25 detached dwellings on individual lots subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

**COMMENTS:**

The applicant has submitted a revised concept plan for Unit 2 of the subdivision proposing 25 lots on 15.56 acres at a density of 1.61 du/ac. The proposal includes a change in the street layout to a single cul-de-sac street with a boulevard design and a reduction in the total number of lots for this unit from 42 to 25. The Knox County Commission approved the rezoning of the property to PR (Planned Residential) at a density of up to 2.5 du/ac on June 25, 2007.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed unit of the detached residential subdivision at a density of 1.61 du/ac, is consistent with the zoning and approved density. Other subdivision development in the area has occurred under the PR zoning with maximum density ranges from 2 du/ac to 3.0 du/ac.
3. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate, Middle and High Schools.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. With direct access to a minor arterial street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan designates this property for low density residential use. The approved PR zoning for the site would allow a density up to 2.5 du/ac. The proposed subdivision is consistent with the Sector Plan and approved zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT** 290 (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.

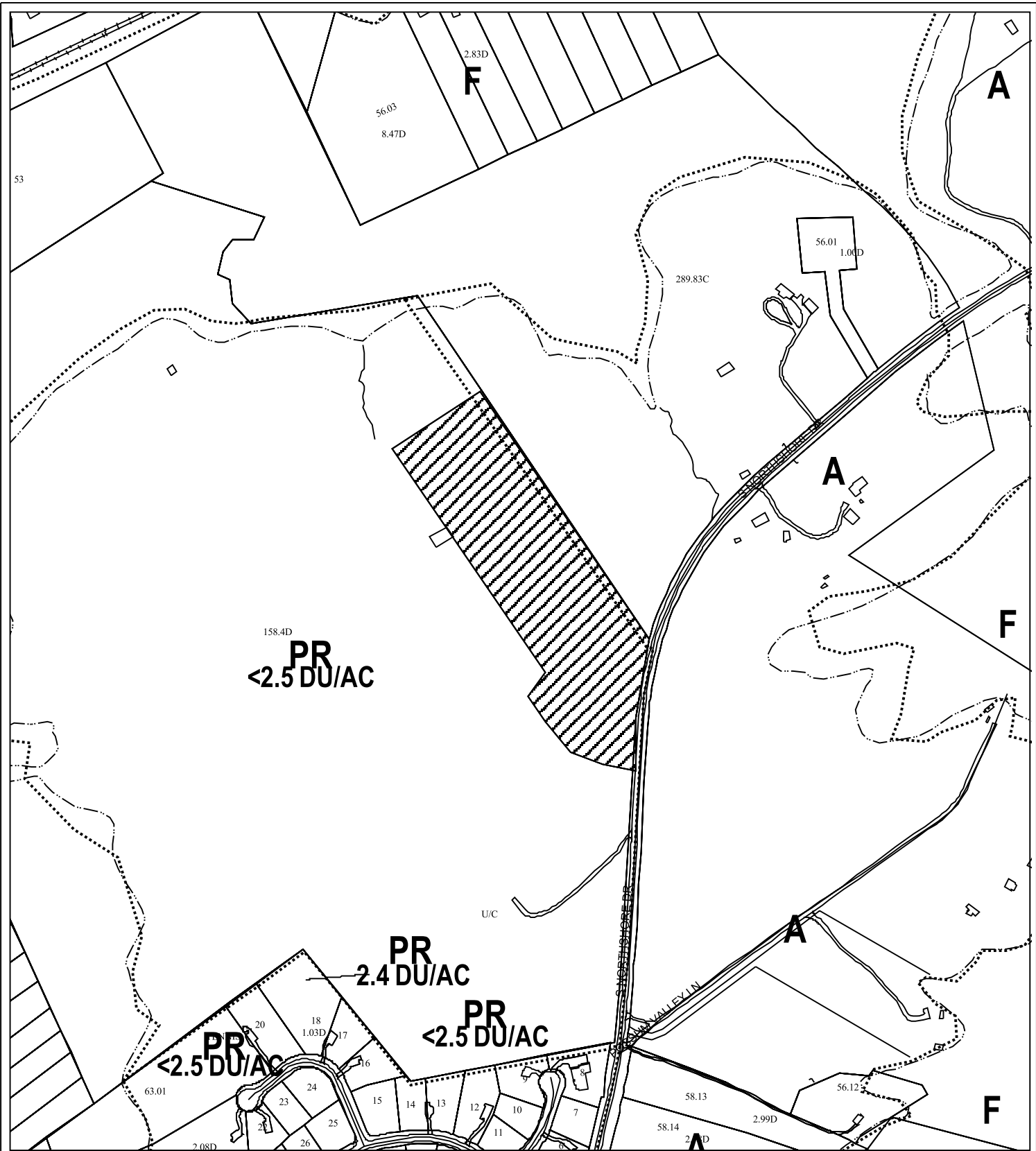
**ESTIMATED STUDENT YIELD:** 16 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut 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.



6-SB-08-C/6-D-08-UR  
 CONCEPT PLAN/USE ON REVIEW

 Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 05/22/08 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Jefferson Park West,  
 Unit 2 - Revised  
 Mesana Investments, LLC  
 Map No: 162

Jurisdiction: County



