

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

▶ **FILE #:** 6-SD-13-C

**AGENDA ITEM #:** 9

**AGENDA DATE:** 6/13/2013

▶ **SUBDIVISION:** JEFFERSON PARK WEST

▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN

**OWNER(S):** Mesana Investments, LLC

**TAX IDENTIFICATION:** 162 05704

**JURISDICTION:** County Commission District 5

▶ **LOCATION:** Northeast side of Charlottesville Blvd. west of S. Northshore Dr.

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Turkey Creek

▶ **APPROXIMATE ACREAGE:** 10.66 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:**  
 North: Residences / PR (Planned Residential)  
 South: Residences / PR (Planned Residential)  
 East: Residences / PR (Planned Residential)  
 West: Residences / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 33

**SURVEYOR/ENGINEER:** Jim Sullivan

**ACCESSIBILITY:** Access is via Charlottesville Blvd., a local access street with boulevard street section within a 90' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
 1. Horizontal curve radius variance at STA 8+50 of Road A, from 250' to 155'.  
 2. Intersection grade variance for Road A at Charlottesville Blvd., from 1% to 4.5%.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 & 2 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 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. Locating the driveway for Lots 10 and 16 so that the driveway does not interfere with the sight distance easement across those two lots.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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.

6. 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 in the PR zone.

**COMMENTS:**

The applicant has submitted a new concept plan for the subdivision of this 10.66 acre tract in the Jefferson Park West Subdivision with a total of 33 lots. Access to this unit of the subdivision will be from an existing street stub out off of Charlottesville Blvd.

The Knox County Commission approved the rezoning of this property to PR (Planned Residential) at a density of up to 2.5 du/ac on June 25, 2007. The Planning Commission considered and approved the original concept plan for this subdivision on June 14, 2007, subject to final approval of the rezoning request by the Knox County Commission. The original concept plan for this subdivision expired on June 14, 2012. This concept plan request is for one of the two tracts within the subdivision that were not completed prior to the expiration of the original concept plan. The concept plan for the tract adjacent to the YMCA property was approved by the Planning Commission at their May 9, 2013 meeting. This application is for the last unit of the subdivision. The proposed street and lot layout for this unit of the subdivision follows the original concept plan layout with minor modifications and the addition of one lot.

While the site specific density of 3.09 du/ac for this unit of the subdivision exceeds the overall maximum density of 2.5 du/ac, the overall density for the subdivision will be at 2.45 du/ac. This is based on a total of 266 platted and proposed lots on 107.96 acres. The number of original recorded lots has been reduced by four through replatting.

ESTIMATED TRAFFIC IMPACT 374 (average daily vehicle trips)

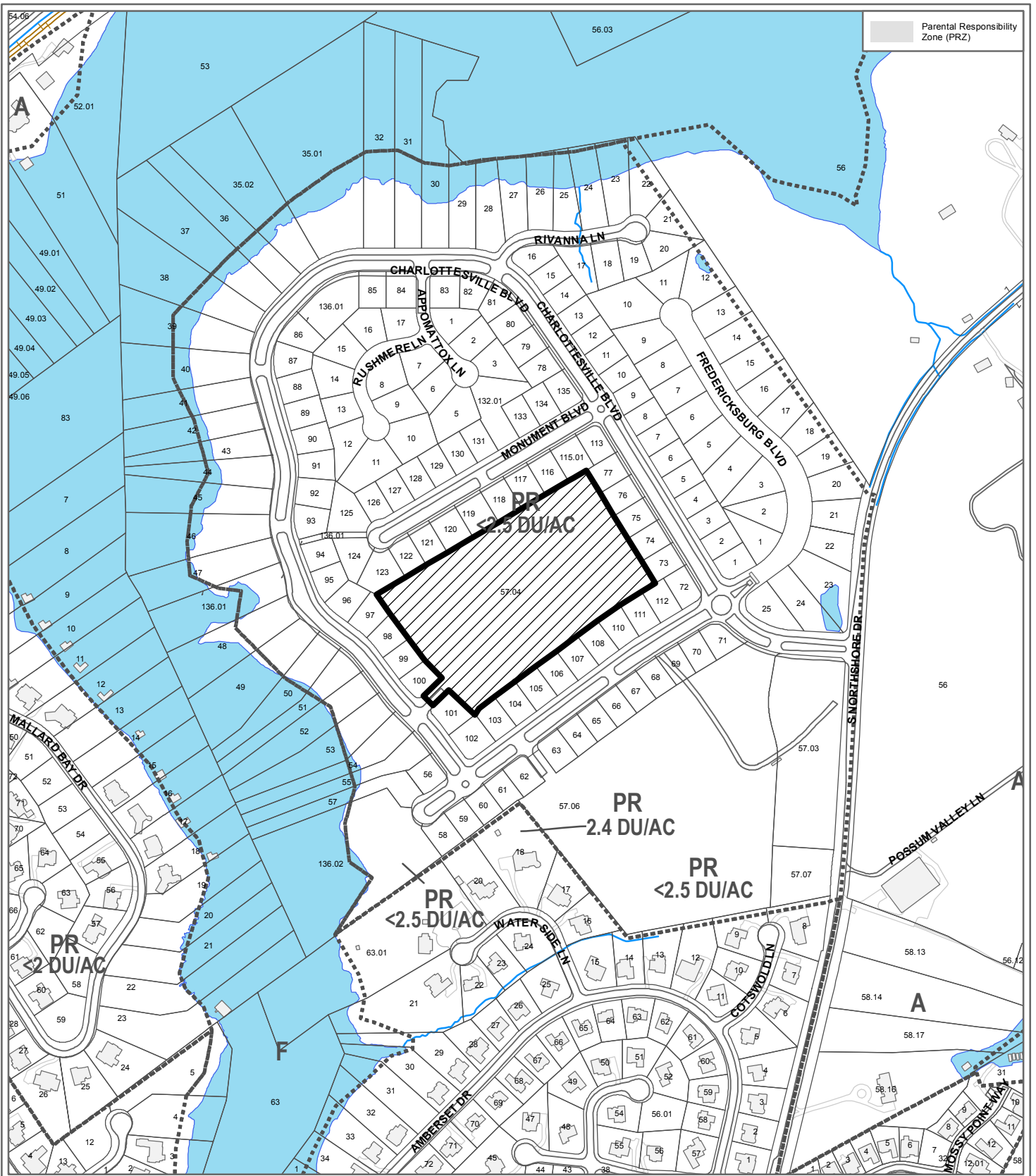
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 21 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Northshore Elementary, 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**6-SD-13-C  
CONCEPT PLAN**

Subdivision: Jefferson Park West



Approval of Concept Plan

Original Print Date: 5/29/2013  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Map No: 162  
 Jurisdiction: County



