



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

▶ **FILE #:** 3-SA-14-C

AGENDA ITEM #: 16

AGENDA DATE: 3/13/2014

▶ **SUBDIVISION:** RUSHLAND PARK, PHASE III

▶ **APPLICANT/DEVELOPER:** PRIMOS LAND COMPANY, LLC

OWNER(S): Primos Land Company, LLC

TAX IDENTIFICATION: 50 O C 036

JURISDICTION: County Commission District 8

STREET ADDRESS: 6026 Loftis Creek Ln

▶ **LOCATION:** West side of Rushland Park Blvd., north and south side of Loftis Creek Ln.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Woods Creek & Love Creek

▶ **APPROXIMATE ACREAGE:** 9.39 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Vacant land / PR (Planned Residential)
South: Residences / PR (Planned Residential), A (Agricultural) and RB (General Residential)
East: Residences / PR (Planned Residential)
West: Residences and vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 27

SURVEYOR/ENGINEER: Wanis Rghebi Southland Engineering

ACCESSIBILITY: Access is via Rushland Park Blvd. and Loftis Creek Ln., local streets with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan for up to 27 detached residential lots subject to 6 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installation of sidewalks as identified on the concept plan and providing a sidewalk connection between this phase of the Subdivision and the clubhouse facility located at the southeast corner of the intersection of Rushland Park Blvd. and McMillan Creek Dr. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA).
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
5. A final plat based on this concept plan will not be accepted for review by MPC until certification of design

plan has been submitted to MPC staff.

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

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a concept plan and a use on review.

COMMENTS:

The applicant is proposing to subdivide this 9.39 acre site into 27 detached residential lots at a density of 2.88 du/ac. The PR zoning approved for this site will allow a density up to 4 du/ac. The proposed density is consistent with the Sector Plan and zoning density. This property is a portion of the remaining 73 acres of undeveloped land within Rushland Park Subdivision. Loftis Creek Ln. is an existing street in the Subdivision that will provide access to the proposed lots.

The original concept plan (5-SN-05-C/5-O-05-UR) for Rushland Park Subdivision was approved on May 12, 2005. The original approval was for 140 detached residential lots and 85 townhouse condominium units. A revision to the concept plan (6-SA-07-C/6-D-07-UR) was approved on June 14, 2007. The revision converted 59 condominium units to 27 detached residential lots changing the total units to 167 lots and 26 condominium units. To date there are 73 platted lots and 26 condominium units approved and under construction. While the use on review approvals are still valid, the concept plan approval for this portion of the subdivision has expired. The applicant is requesting a new concept plan approval for this portion of the Subdivision that was approved in 2007 for 27 detached residential lots.

A traffic impact study was prepared for the original subdivision. The recommended road improvements which included an eastbound left turn deceleration and storage lane on Millertown Pike at the proposed entrance have been installed. It has been determined that no additional traffic improvements will be required.

ESTIMATED TRAFFIC IMPACT: 311 (average daily vehicle trips)

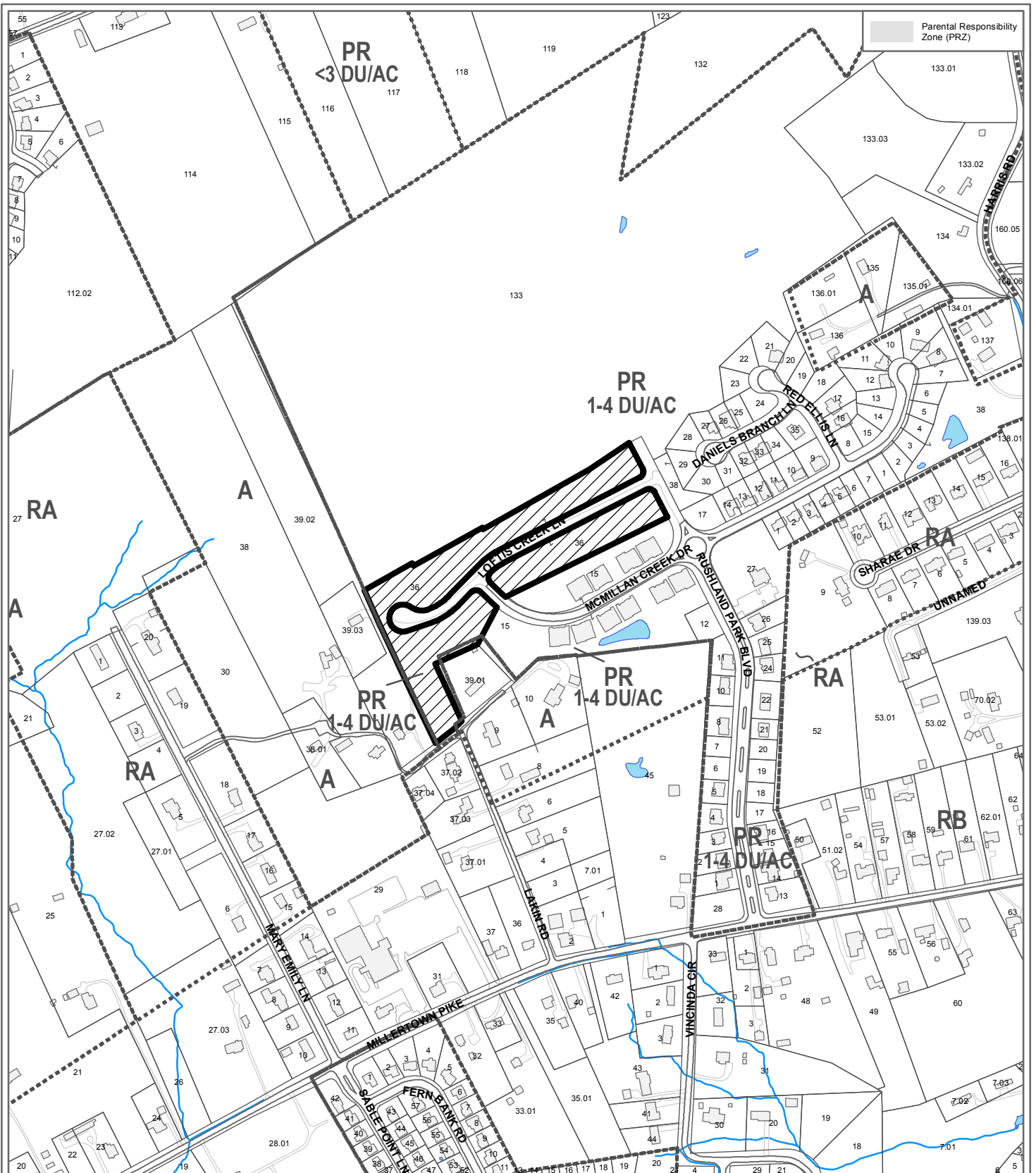
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 12 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs High.

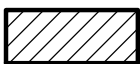
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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.



**3-SA-14-C
CONCEPT PLAN**

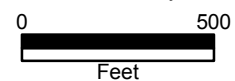
Subdivision: Rushland Park, Phase III



Approval of Concept Plan

Original Print Date: 2/24/2014
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 50
 Jurisdiction: County



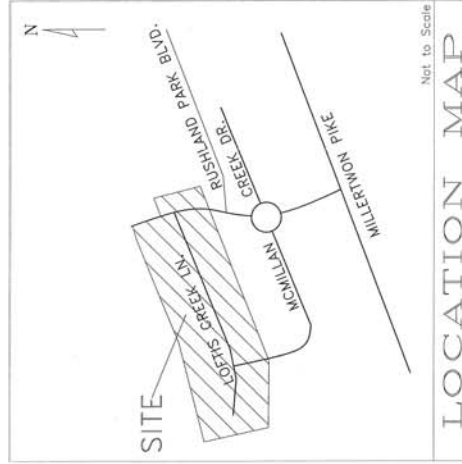
CONCEPT AND DESIGN PLAN
FOR

RUSHLAND PARK S/D, PHASE III
ON RUSHLAND PARK BLVD.

CLT MAP 050 OC, PART OF PARCEL 36
DISTRICT-8, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN
3	ROAD PROFILE PLAN



OWNER:
PRIMOS LAND COMPANY, LLC
4907 BALL ROAD
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PHONE (865) 694-8582
FAX: (865) 693-9659

SITE ADDRESS:
2800 GRAY HENDRIX ROAD
KNOXVILLE, TENNESSEE 37931

3-SA-14-C
REVISED!
2-24-14



27114
SHEET 1 OF 3 SHEETS

3-SA-14-C

RLP-1-13-14-II-TS

JANUARY 13, 2014

