

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

▶ **FILE #:** 2-SE-16-C **AGENDA ITEM #:** 10  
 POSTPONEMENT(S): 2/11/2016-3/10/2016 **AGENDA DATE:** 4/14/2016

▶ **SUBDIVISION:** BROOME ROAD SUBDIVISION

▶ **APPLICANT/DEVELOPER:** BRIAN ROWE

OWNER(S): Rowe

TAX IDENTIFICATION: 106 P A 026, 031, 03101 & 03102

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 515 Broome Rd

▶ **LOCATION:** Northwest side of Broome Rd., north of Chadwick Dr.

SECTOR PLAN: Northwest City

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

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 7.44 acres

▶ **ZONING:** R-1E (Low Density Exclusive Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / R-1E (Low Density Exclusive Residential)  
 South: Residences / RP-1 (Planned Residential)  
 East: Residences / R-1E (Low Density Exclusive Residential)  
 West: Residences / R-1E (Low Density Exclusive Residential)

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: Dennis N. Gore

ACCESSIBILITY: Access is via Broome Rd., a major collector street with a 22' pavement width within a 40' - 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **WITHDRAW** the application as requested by the applicant.

**COMMENTS:**

The applicant has submitted a request to withdraw the concept plan application to subdivide this 4.7 tract into 6 detached residential lots . Subdivisions of 6 or more lots require a concept plan approval. A final plat application (5-SN-16-F) has been submitted for review and approval at the Planning Commission's May 12, 2016 meeting to subdivide the property into only 4 lots.

ESTIMATED TRAFFIC IMPACT: 78 (average daily vehicle trips)

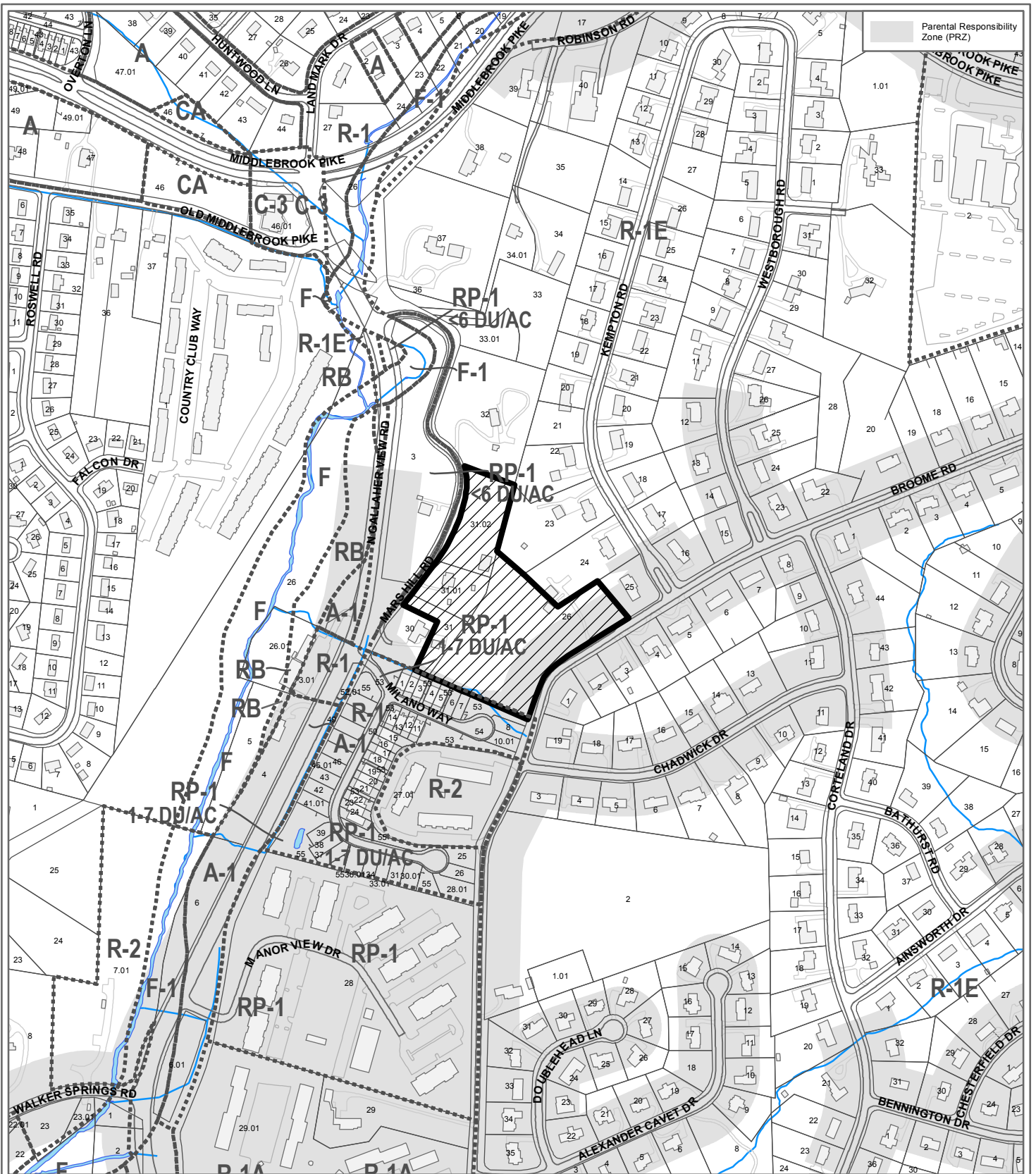
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

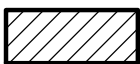
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**2-SE-16-C  
CONCEPT PLAN**

Subdivision: Broome Road Subdivision

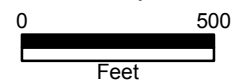


Approval of Concept Plan

Map No: 106

Jurisdiction: City

Original Print Date: 1/26/2016  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



2-SE-16-C-WD-4-14-16

Brian Rowe  
601 Kempton Road  
Knoxville, TN 37909



April 4, 2016

Mr. Tom Brechko  
Knoxville/Knox County Metropolitan Planning Commission  
Knoxville, Tennessee 37902

RE: Concept Plan, file # 2-SE-16-C, Proposed Broome Road Subdivision

Dear Mr. Brechko:

Please withdraw the above mentioned Concept Plan scheduled for the April 14 MPC agenda.

Thank you

  
Brian Rowe



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] FW: Agenda #2-SE-16-C**

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**Frank Smith** <frank@wetn.com>

Thu, Mar 31, 2016 at 12:39 PM

Reply-To: frank@wetn.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Cc: Ashley Williams &lt;ac.will@yahoo.com&gt;, Brian Rowe &lt;brian.rowe@henryandwallace.com&gt;

To the MPC,

Regarding the above proposed development, we have had several very positive discussions with Brian Rowe.

Mr Rowe has responded with adjustments to his original proposal, which answered all of the listed concerns from our previous email.

As a point of reference, we live on Broome Road directly across from Mr Rowe and the proposed development.

We are grateful to him for the time and effort it took to do this, and we offer our full support of his project in return.

**W Frank Smith**

**538 Broome Road**

**Knoxville TN 37909**

**m 865-216-9423**

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**From:** Frank Smith**Sent:** Thursday, February 04, 2016 4:45 PM**To:** 'commission@knoxmpc.org' <commission@knoxmpc.org>**Subject:** Agenda #2-SE-16-C

To the MPC,

In my review of the proposed development of the above Broome Road property by Brian Lowe, I have some concerns.

I believe my property values may be adversely affected by the high density design, which is not consistent with anything else on that section of the road.