

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

**CONCEPT PLAN**

**KNOXVILLE-KNOX COUNTY**  
**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
**T E N N E S S E E**  
Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 6-SB-08-C                      **Related File Number:** 6-D-08-UR  
**Application Filed:** 5/5/2008                      **Date of Revision:**  
**Applicant:** MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

**General Location:** West side of S. Northshore Dr., northeast side of Charlottesville Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 162 PART OF 57.01                      **Jurisdiction:** County  
**Size of Tract:** 15.56 acres  
**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.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** 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)  
**Proposed Use:** Detached residential subdivision                      **Density:** 1.61 du/ac  
**Sector Plan:** Southwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Jefferson Park West, Unit 2 - Revised  
No. of Lots Proposed: 25 No. of Lots Approved: 25  
Variances Requested: None  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko  
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 6 conditions  
Staff Recomm. (Full):  
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.

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.

MPC Action: Approved MPC Meeting Date: 6/12/2008

Details of MPC action:  
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.  
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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.

Summary of MPC action: APPROVE the Concept Plan subject to 6 conditions

Date of MPC Approval: 6/12/2008 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Chancery Court

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**