

**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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 6-SF-07-C                      **Related File Number:** 6-I-07-UR  
**Application Filed:** 5/7/2007              **Date of Revision:**  
**Applicant:** MESANA INVESTMENTS, LLC

**PROPERTY INFORMATION**

**General Location:** Northwest side of S. Northshore Dr., northeast of Mont Cove Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 162 57    **Jurisdiction:** County  
**Size of Tract:** 119.8 acres  
**Accessibility:** Access is via 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: Fort Loudoun Lake / F (Floodway)  
South: Residences / PR (Planned Residential)  
East: Residence and vacant land / A (Agricultural)  
West: Fort Loudoun Lake / F (Floodway)  
**Proposed Use:** Detached residential subdivision                      **Density:** 2.496 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) Pending  
**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 Creek

No. of Lots Proposed: 299      No. of Lots Approved: 299

Variances Requested:

1. Broken back tangent variance on Road A at Sta 27+70.08 from 150' to 138.27'.
2. Horizontal curve variance on Road B at Sta 0+63, from 250' to 125'.
3. Reverse curve tangent variance on Road D at Sta 3+49.32, from 50' to 22.78'.
4. Vertical curve variance on Road J at Sta 2+37.5, from 300' to 250'.

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 variances 1 - 4 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 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 road system only.
4. At the design plan stage of the development, providing detailed drawings (with use of turning templates) on the design of the roundabouts, and intersections and median cuts along the boulevards. Profile drawings shall also be provided for the travel lanes on each side of the medians in the boulevard streets. Final design of the boulevard street system is subject to approval by the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision.
5. As recommended in the Traffic Impact Study including a southbound right turn lane on S. Northshore Dr. at the subdivision entrance. If only one entrance is provided, a left turn lane on S. Northshore Dr. is required. The detailed plans for improvements to S. Northshore Dr. at the subdivision entrance shall be presented to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision.
6. Providing a second street connection onto S. Northshore Dr. a distance of at least 400' from the entrance proposed on the concept plan. With a second entrance, right turn lanes on S. Northshore Dr. would be required at both entrances, however, left turn lanes on S. Northshore Dr. would not be required. The detailed plans for the second entrance shall be submitted at the design plan stage of the subdivision subject to the approval of Planning Commission Staff and County Engineering Staff approval.
7. Certification on the final plat by the applicant's surveyor that the required sight distance of 400' along S. Northshore Dr. exists at the subdivision entrance(s).
8. Stormwater detention areas need to be located on more than one lot or identified as common area.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. 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. The 50' setback area needs to be shown on the concept plan around the sinkhole/closed contour areas located at Lots 23, 86 and 87. Lots 86 and 87 need to be eliminated since there is not a building site above the closed contour area. 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.
11. 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.
12. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the park and amenities area and other commonly held assets
13. 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.

**Comments:**

The applicant has submitted a concept plan for the subdivision of this 119.8 acre tract (land area above the 813 contour - area that can be used for density calculations) into 299 lots at a density of 2.496 du/ac. The Planning Commission recommended approval of a request (5-I-07-RZ) to rezone the property to PR (Planned Residential) at a density of up to 2.5 du/ac on May 10, 2007. The Knox County Commission will consider the request on June 25, 2007. While the concept plan shows 301 lots, the applicant is aware that two lots will have to be eliminated to fall within the maximum density recommended by the Planning Commission.

The proposed access to the subdivision is a single access street off of S. Northshore Dr. The applicant is proposing a boulevard design street system along three major streets (A, B & C) with a landscaped median of approximately 40' in width. Since the proposed street layout varies from the standard street design for public streets, staff had requested that the applicant provide detailed drawings (with use of turning templates) on the design of the roundabouts, and intersections and median cuts along the boulevards. Profile drawings were also requested for the travel lanes on each side of the medians in the boulevard streets. Since the applicant did not provide these details with the revised concept plan, staff has recommended a condition that the detailed drawings be submitted during the design plan stage of the subdivision. Final design of the boulevard street system is subject to approval by the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision.

Since the proposed subdivision will have 299 lots, a traffic impact study was required. With the single proposed entrance, the Traffic Impact Study (see attachment) recommended a southbound right turn lane on S. Northshore Dr. at the subdivision entrance. The need for a northbound left-turn at the entrance was determined to be marginal and the need would be based on actual operating speeds on S. Northshore Dr. The Knox County Department of Engineering and Public Works Staff conducted a speed study in this area of S. Northshore Dr. and found the operating speed of the road to be approximately 49 mph. Based on this operating speed a left-turn lane at the subdivision entrance would be required.

It has been the practice of staff and the Planning Commission to require when possible a second entrance for any developments with 150 plus lots. With 299 lots a second entrance should be provided for this subdivision. With approximately 1500 feet of frontage along S. Northshore Dr. a second entrance can be provided. As requested by staff, an addendum to the Traffic Impact Study was provided analyzing a second entrance (see attachment). The study concluded that a suitable location exists for a second entrance. The study did not take a strong stance on the need for a second entrance. If a second entrance is provided, right-turn lanes would be required at both entrances, however, a left turn lane would no longer be required. While the boulevard street design allows options on traffic flow and emergency access if travel lanes are blocked, it does not address access if an accident occurred at the intersection of the entrance street and S. Northshore Dr. A second entrance would provide for alternative access in that situation.

**MPC Action:**

Approved as Modified

**MPC Meeting Date:** 6/14/2007

**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 road system only.
4. At the design plan stage of the development, providing detailed drawings (with use of turning templates) on the design of the roundabouts, and intersections and median cuts along the boulevards. Profile drawings shall also be provided for the travel lanes on each side of the medians in the boulevard streets. Final design of the boulevard street system is subject to approval by the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision.
5. As recommended in the Traffic Impact Study including a southbound right turn lane on S. Northshore Dr. at the subdivision entrance. If only one entrance is provided, a left turn lane on S. Northshore Dr. is required. The detailed plans for improvements to S. Northshore Dr. at the subdivision entrance shall be presented to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision.
6. THE DEVELOPER HAVING A 50 FOOT NO CUT ZONE FOR ALL LOTS CONTIGUOUS TO MONTGOMERY COVE. (June 14, 2007 MPC deleted condition requiring second entrance and added this no cut zone condition)
7. Certification on the final plat by the applicant's surveyor that the required sight distance of 400' along S. Northshore Dr. exists at the subdivision entrance(s).
8. Stormwater detention areas need to be located on more than one lot or identified as common area.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. 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. The 50' setback area needs to be shown on the

concept plan around the sinkhole/closed contour areas located at Lots 23, 86 and 87. Lots 86 and 87 need to be eliminated since there is not a building site above the closed contour area. 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.

11. 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.

12. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the park and amenities area and other commonly held assets

13. 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.

**Summary of MPC action:** APPROVE variances 1 - 4 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.  
APPROVE the Concept Plan subject to 13 conditions

**Date of MPC Approval:** 6/14/2007

**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:**

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

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**