

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	1-SA-02-C	Related File Number:	1-C-02-UR
Application Filed:	12/10/2001	Date of Revision:	1/18/2002
Applicant:	CLAY PROPERTIES, LLC		
Owner:	CLAY PROPERTIES, LLC		

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
 4 0 0 M a i n S t r e e t
 Knoxville, Tennessee 37902
 8 6 5 • 2 1 5 • 2 5 0 0
 F A X • 2 1 5 • 2 0 6 8
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PROPERTY INFORMATION

General Location: South side of Westland Dr., east of Middleton Ct.

Other Parcel Info.:

Tax ID Number: 133 35.01, 37.01, 50.01 & 74 **Jurisdiction:** County

Size of Tract: 11 acres

Accessibility: Access is via Westland Dr., a collector street with a pavement width of 20' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling and vacant land

Surrounding Land Use: Property in the area is zoned PR and RA residential. Development consists of attached and detached single family dwellings. A large undeveloped parcel adjoins this site to the east.

Proposed Use: Detached single family subdivision **Density:** 5.00 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) & 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: Westland Manor & Charles Towne Landing Phase 5
Surveyor: LeMay & Associates
No. of Lots Proposed: 66 **No. of Lots Approved:** 0
Variations Requested:
1. Vertical curve variance from 150' to 100' at Intersection of Westland Dr.
2. Horizontal curve variance from 250' to 200' at sta. 4+00 of Road 1.
3. Horizontal curve variance from 250' to 200' at sta.6+22of Road 1.
4. Variance of JPE right-of-way width from 40' to 25' for extended portion of Angel Oak Ct.
5. Cul de sac transition radius from 75' to 50' on Road 2.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variances 1-5 due to topography and because the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 10 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Prior to final plat approval, provide documentation from the homeowners association that lots 1-4 of Charles Towne Landing, Phase 5, will be annexed into the Charles Towne Landing development.
3. Final approval of the rezoning of this site by the Knox County Commission.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
6. Gating of the proposed project will require approval of a revised concept plan by MPC.
7. All road construction is to be completed within one year after grading commences on this site.
8. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
9. Meeting all requirements of the approved use on review development plan.
10. 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.

Comments:

At the MPC meeting last month this matter was postponed due to concerns regarding the access to this site. Since that time, the applicant has acquired some additional property and has revised the plans. In the new plan the applicant has shifted the entrance of the development to a location where the required sight distance can be attained. The revised plan will add 4 lots to the Charles Towne Landing development and retain an existing older home that fronts on Westland Dr. The lots that are identified as Charles Towne Landing, Phase 5 will have to be annexed into Charles Towne Landing by the existing Homeowners Association before these lots can be platted or developed.

This development will occur on a cul de sac street that will be approximately 1500' long. Due to the excessive length of this cul de sac, staff would normally support the construction of one or more road stubs connecting to the adjoining property. In this case staff has agreed with the developer that the adjoining property has topographic constraints and the existing development on the property makes it unlikely to be developed in the near future. Additionally, the adjoining property owner has written staff a letter endorsing the reduction in the 35' peripheral setback.

MPC Action:

Approved

MPC Meeting Date: 2/14/2002

Details of MPC action:

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Summary of MPC action: APPROVE variances 1-5 due to topography and because the proposed variances will not create a traffic hazard
 APPROVE the Concept Plan subject to 10 conditions

Date of MPC Approval: 2/14/2002 **Date of Denial:** **Postponements:** 1/10/2002

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: