

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

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File Number: 10-SA-17-C **Related File Number:**
Application Filed: 8/28/2017 **Date of Revision:**
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: Southeast side of Westland Dr., west of Craig Rd.
Other Parcel Info.:
Tax ID Number: 121 P B 024 **Jurisdiction:** City
Size of Tract: 4.5 acres
Accessibility: Access is via Westland Dr., a minor arterial street with a 21' pavement width within a 50' right-of-way (88' required).

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences - R-1 (Low Density Residential)
South: Residences - R-1 (Low Density Residential)
East: Residences - R-1 (Low Density Residential)
West: Church - R-1 (Low Density Residential)
Proposed Use: Detached Residential Subdivision **Density:** 3.78 du/ac
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 6702 Westland Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density 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: 6702 Westland Drive

No. of Lots Proposed: 17 No. of Lots Approved: 0

Variations Requested: 1. Vertical curve variance to reduce the K value starting approximately at STA 0+30.98 from 25 to 15.
2. Vertical curve variance to reduce the K value starting approximately at STA 1+59.81 from 25 to 20.
3. Vertical curve variance to reduce the K value starting approximately at STA 4+86.48 from 25 to 20.

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 1-3 because the sites topography restricts compliance with the Subdivision Regulations, and the proposed variances with the recommended conditions will not create a traffic hazard.

APPROVE the concept plan subject to 9 conditions

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act (ADA). The sidewalks shall be installed at the time the street improvements are installed for the subdivision.
4. To address the reduced K values for the vertical curves of the Joint Permanent Easement (JPE), street lights will be required and a 25 mph speed limit sign will be posted within the subdivision.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Meeting all applicable requirements and obtaining any required permit from the Tennessee Department of Environment and Conservation.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the Joint Permanent Easement and any other commonly held assets such as the sidewalks and stormwater system.
9. 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.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the R-1 (Low Density Residential) District.

Comments: The applicant is proposing to subdivide this 4.5 acre tract into 17 detached residential lots and common area at a density of 3.78 du/ac. This property which is zoned R-1 (Low Density Residential) is located on the southeast side of Westland Dr. west of Craig Rd. The R-1 zoning district has a minimum lot size requirement of 7,500 square feet with minimum lot width requirement of 75'. The proposed lots range in size from 7,806 to 9,318 square feet.

The proposed subdivision will be served by a Joint Permanent Easement with access out to Westland Dr. The project engineer has certified that there is at least 400' of sight distance in both directions along Westland Dr. (with the clearing of some brush to the west) at the proposed subdivision entrance.

The applicant is providing sidewalks within the subdivision and along the entire street frontage of Westland Dr. The sidewalks shall be installed at the time the street improvements are installed for the subdivision.

Action: Approved

Meeting Date: 11/9/2017

Details of Action:

Summary of Action: APPROVE variances 1-3 because the sites topography restricts compliance with the Subdivision Regulations, and the proposed variances with the recommended conditions will not create a traffic

hazard.

APPROVE the concept plan subject to 9 conditions

Date of Approval:

11/9/2017

Date of Denial:

Postponements: 10/12/2017

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: