

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 10-SB-18-C                      Related File Number:  
Application Filed: 8/20/2018                      Date of Revision:  
Applicant: HD DEVELOPMENT LLC

## PROPERTY INFORMATION

General Location: Northeast corner of Westland Dr and Morrell Rd.  
Other Parcel Info.:  
Tax ID Number: 120 N G 00102-00121                      Jurisdiction: City  
Size of Tract: 8.95 acres  
Accessibility: Access is via Bellingham Dr., a local street with a pavement width of 26' within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Detached Residential Subdivision  
Surrounding Land Use: North: Recreation center and residences - OS-1 (Open Space Preservation) & R-1 (Low Density Residential)  
South: Residences - R-1 (Low Density Residential)  
East: Residences - R-1 (Low Density Residential)  
West: Office - A-1 (General Agricultural) & R-1 (Low Density Residential)  
Proposed Use: Detached Residential Subdivision                      Density:  
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:  
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: Westland Place  
No. of Lots Proposed: 20      No. of Lots Approved: 0  
Variances Requested: None  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the following change to the previously approved sidewalk plan for Westland Place Subdivision (6-SD-14-C) as identified below:

Staff Recomm. (Full):  
1. The sidewalk that was proposed between lots 4 and 5 (Tax Parcels 120NG00105 & 00106) of Westland Place Subdivision that would connect the sidewalk in the Subdivision to the existing sidewalk along Morrell Rd. will be replaced by a sidewalk extension from the existing sidewalk along Morrell Rd., a distance of approximately 235' along the north side of Westland Dr. as identified on the revised concept plan. This change is being made due to grade issues with the previous proposal.  
2. The proposal to end the sidewalk along the street frontage for Lot 1 (Tax Parcel 120NG00102) at the driveway crossing is not recommended for approval. The sidewalk shall be extended along the entire lot frontage in compliance with the Knoxville Department of Engineering requirements.  
3. All proposed sidewalks are subject to approval by the Knoxville Department of Engineering and shall meet all applicable Americans with Disabilities Act (ADA) requirements.  
4. The proposed stream buffer encroachment mitigation that is shown on the revised concept plan is not an issue that would be addressed by the Planning Commission and would be addressed by the Knoxville Department of Engineering through their review process.

Comments: The applicant is requesting three revisions to the concept plan for Westland Place Subdivision (6-SD-14-C), an existing subdivision that is located at the northeast quadrant of the intersection of Morrell Rd. and Westland Dr. The revisions are being requested to address the completion of required infrastructure and the release of bonds that were provided for this subdivision. The Knoxville Department of Engineering has reviewed the requested changes and Planning Commission staff's recommendation outlined above is based on the recommendation of the Knoxville Department of Engineering staff.

Action: Approved as Modified

Meeting Date: 10/11/2018

Details of Action:  
1. MPC REMOVED THIS CONDITION AND THE REQUIREMENT TO REPLACE THE SIDEWALK BETWEEN THE TWO LOTS WITH THE ADDITIONAL SIDEWALK THAT WAS PROPOSED. (The sidewalk that was proposed between lots 4 and 5 (Tax Parcels 120NG00105 & 00106) of Westland Place Subdivision that would connect the sidewalk in the Subdivision to the existing sidewalk along Morrell Rd. will be replaced by a sidewalk extension from the existing sidewalk along Morrell Rd., a distance of approximately 235' along the north side of Westland Dr. as identified on the revised concept plan. This change is being made due to grade issues with the previous proposal.)  
2. MPC REMOVED THIS CONDITION AND THE REQUIREMENT TO COMPLETE THE SIDEWALK ALONG THE LOT 1 FRONTAGE. (The proposal to end the sidewalk along the street frontage for Lot 1 (Tax Parcel 120NG00102) at the driveway crossing is not recommended for approval. The sidewalk shall be extended along the entire lot frontage in compliance with the Knoxville Department of Engineering requirements.)  
3. All proposed sidewalks are subject to approval by the Knoxville Department of Engineering and shall meet all applicable Americans with Disabilities Act (ADA) requirements.  
4. The proposed stream buffer encroachment mitigation that is shown on the revised concept plan is not an issue that would be addressed by the Planning Commission and would be addressed by the Knoxville Department of Engineering through their review process.

Summary of Action: APPROVE the following change to the previously approved sidewalk plan for Westland Place Subdivision (6-SD-14-C) as identified below:

Date of Approval: 10/11/2018

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:**