

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Westland Oaks

No. of Lots Proposed: 72 No. of Lots Approved: 72

Variances Requested: 1. Vertical curve variance on Road A at STA 0+79, from 174.25' (k=25) to 116' (k=16.81).
2. Maximum street grade variance on Road C, between STA 1+00 and STA 4+86, from 12% to 13%.

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 and 2 because the site's topography and existing stream restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 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 (Ord 91-1-102).
3. Prior to obtaining a design plan approval for the subdivision, submitting a detailed grading plan to the Knox County Department of Engineering and Public Works and Planning Commission Staff that documents all proposed lots will have adequate building sites and yard areas with driveway grades not exceeding a 15% grade. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
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 lots will have access only to the internal street system. Access to the 3.7 acre future development parcel along Westland Dr. shall be to the internal street system unless an alternative access is approved through a future Concept Plan submittal.
6. Providing certification on the final plat that the required sight distance exists in both directions along Westland Dr. at the subdivision entrance.
7. Identify the stream and required stream buffers on the final plat.
8. 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 is proposing to develop a 72 lot subdivision on a 19.07 acre portion of an overall 29.77 acre site that is located on the south side of Westland Rd. just east of Westland Manor Subdivision. The property extends between Westland Dr. and Nubbin Ridge Rd. to the south. There are two future development sites identified on the Concept Plan with a 3.7 acre tract along Westland Dr. and a 7 acre site that has frontage along Nubbin Ridge Rd.

Access to the proposed subdivision will be from Westland Dr. with no connection proposed out to Nubbin Ridge Rd. The 7 acre tract that has frontage along Nubbin Ridge Rd. will have access only out to Nubbin Ridge Rd. Access to the 3.7 acre future development parcel along Westland Dr. shall be to the internal street system for this subdivision unless an alternative access is approved through a future Concept Plan submittal.. A traffic impact study may be required for this site with the subdivision of the future development sites.

The property is zoned PR (Planned Residential) with an approved density of up to 5 du/ac. The proposed density for the subdivision that will be located on approximately 19.07 acres will be 3.78 du/ac. The overall density for the site at this time will be 2.42 du/ac.

Sidewalks are not required for the subdivision and are not being provided by the developer.

Due to the steeper slopes on a portion of the proposed subdivision, Staff has recommended a condition that the applicant provide a detailed grading plan prior to design plan approval that documents that adequate building sites are available on all proposed lots.

The applicant has requested a reduction of the peripheral setback from 35' to 15' along the eastern and western boundaries of the property. Westland Manor to the west was approved with a reduction of the peripheral boundary down to 15'. The peripheral boundary along Westland Dr. is proposed at 20'.

Action: Approved **Meeting Date:** 1/14/2016

- Details of Action:**
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Summary of Action: APPROVE variances 1 and 2 because the site's topography and existing stream restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard. APPROVE the Concept Plan subject to 8 conditions

Date of Approval: 1/14/2016 **Date of Denial:** **Postponements:** 12/10/2015

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:**