

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 12-SD-18-C **Related File Number:** 12-L-18-UR
Application Filed: 10/29/2018 **Date of Revision:**
Applicant: JIM SULLIVAN

PROPERTY INFORMATION

General Location: South end of Heritage Lake Blvd., south of Westland Dr.
Other Parcel Info.:
Tax ID Number: 144 PART OF 03001 & 154 001 **Jurisdiction:** County
Size of Tract: 42.91 acres
Accessibility: Access is via Heritage Lake Blvd, a local street with 26' pavement width within a 50' right-of-way with access out to Westland Dr., a minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences, church and vacant land - PR (Planned Residential)
South: Residences and vacant land - PR (Planned Residential), A (Agricultural) and RA (Low Density Residential)
East: Residences - PR (Planned Residential)
West: Vacant land - PR (Planned Residential) (k)
Proposed Use: Detached Residential Subdivision **Density:** 3.1 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: 1296 Heritage Lake Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned 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 Oaks - Unit 2 (FKA: Heritage Woods)

No. of Lots Proposed: 133 **No. of Lots Approved:** 0

Variances Requested: Variances requiring Planning Commission approval.:
None

Waiver approved by Knox County Department of Engineering and Public Works:

1. Intersection grade waivers from 1% to up to 2% as identified on the concept plan except in the case of sidewalk crosswalks where the maximum grade shall meet ADA specifications.

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 Concept Plan subject to 10 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. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. During the design plan stage of the subdivision review, the applicant shall work with the Knox County Department of Engineering and Public Works and Planning staff to minimize the clearing and grading of the common areas identified on the concept plan as "not to be disturbed". When the grading and stormwater plans are finalized, a plan shall be prepared that identifies the areas within the common area that are to remain as undisturbed areas. The area to remain undisturbed shall be identified on the final plat for the subdivision. Minor clearing may be allowed in this area for a passive trail system. The boundary for the undisturbed areas shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.
5. During the design plan stage of the subdivision, meeting all applicable requirements and obtaining any required permits from the Tennessee Department of Environment and Conservation regarding the two blue-line streams that are identified on this property in the area of Lots 9-16 and Lot 47. If a determination is made that they are blue-line streams subject to buffer requirements, a revised lot layout plan shall be submitted to Planning staff for review that identifies that all lots will have adequate building sites meeting required setbacks.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to final plat approval for the subdivision, providing survey documentation regarding the location of the existing access driveway (on the east side of the existing southern end of Heritage Lake Blvd.) that provides access to Tax Parcels 144 031 and 154 027. If the proposed subdivision impacts the existing driveway, the access will have to be addressed in the final plat.
8. Revising the concept plan to add an amenity area for Westland Oaks Subdivision that will have a total of 207 lots.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and drainage system.
10. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: The applicant is proposing to develop this 42.91 acre tract with 133 detached residential lots at a density of approximately 3.1 du/ac. The proposed subdivision will have access to Heritage Lake Blvd, a local street with access out to Westland Dr., a minor arterial street at two separate locations. This subdivision will be developed as Unit 2 of Westland Oaks Subdivision.

A little over one half of the property falls within the Hillside Protection Area as designated on the

Southwest County Sector Plan. The applicant has submitted a concept plan that has clustered the lots on the site in order to avoid the steeper portions of the site that are within the Hillside Protection Area. With the proposed layout, it is Planning staff's position that the design would qualify for consideration of the Hillside and Ridgetop Protection Area Development Standards of Section 4.01 of the Subdivision Regulations. Westland Oaks Subdivision was reviewed under these same standards. These standards allow consideration of a reduction of the street right-of-way from 50' to 40', and a reduction of the minimum pavement width from 26' down to 20'. The proposed plan includes a design with a 22' pavement width within a 40' right-of-way. The reduction of the street width will impact the availability of on-street parking. The proposed layout with the reduction of the right-of-way and pavement width, has allowed the applicant to reduce the amount of site grading and clearing so that approximately 5 acres of the site will remain undisturbed.

A Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., was submitted for the proposed subdivision (last revised date of December 17, 2018). With the proposed distribution, the study did not recommend additional turn lanes and the traffic signal at the intersection of Westland Drive and Heritage Lake Boulevard was not warranted with the addition of the proposed development. It should be noted that any request for further subdivision of the 21 acre parcel on the west side of Westland Oaks Subdivision (Tax Parcel 154 002) will require an updated traffic impact study and implementation of any required street improvements.

One of the general provisions for the PR zoning district is that it encourages open space for recreational use. Historically the Planning Commission has required amenity areas for any development with 150 or more lots. Pedestrian connections have also been required between the proposed lots and amenity areas. While sidewalks are being provided on one side of the streets within the subdivision that will connect to the approved sidewalks within the first unit of Westland Oaks Subdivision there is no amenity area proposed for this subdivision with a total of 207 lots. Staff is recommending that an amenity area be provided.

Action: Approved **Meeting Date:** 1/10/2019
Details of Action:
Summary of Action: APPROVE the Concept Plan subject to 10 conditions
Date of Approval: 1/10/2019 **Date of Denial:** **Postponements:** 12/13/2018
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:**