

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: 12-SE-15-C **Related File Number:**
Application Filed: 10/29/2015 **Date of Revision:**
Applicant: GARY FIELDS, FIELDS AND DREAMS, LLC

PROPERTY INFORMATION

General Location: Northwest side of Westland Dr., west of Craig Rd.
Other Parcel Info.:
Tax ID Number: 121 I C 018 **Jurisdiction:** City
Size of Tract: 3.07 acres
Accessibility: Access is via Westland Dr., a minor arterial street with a pavement width of 20' within a 50' - 88' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / EN-2 (Established Neighborhood)
South: Residences / R-1 (Low Density Residential)
East: Residences / R-1 (Low Density Residential)
West: Residences / R-1 (Low Density Residential)
Proposed Use: Detached residential subdivision **Density:** 2.28 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: 6605 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: Artisan Row
No. of Lots Proposed: 7 No. of Lots Approved: 7
Variances Requested: 1. Intersection spacing variance from Artisan Row Way to Craig Rd., from 400' to 259'.
2. Vertical curve variance on Artisan Row Way at STA 0+85.45, from 200' to 120'.
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 & 2 because the site's topography and proximity to Craig Rd. 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 all other applicable 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 Knoxville (Ord. 0-280-90)
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
4. Placing a note on the final plat that all lots will have access to the internal street system only.
5. Recording the approved legal documents for the establishment of the Joint Permanent Easement (JPE) and JPE maintenance agreement.
6. The homeowners association shall be responsible for the maintenance of the Joint Permanent Easement, stormwater facilities and all other commonly held assets.
7. 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.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the R-1 zoning district.

Comments: The applicant has submitted a new concept plan for the subdivision of this 3.07 acre tract located on the north side of Westland Dr., just west of Craig Rd. into 7 lots. A concept plan (8-SC-13-C) was previously approved for this development on August 8, 2013. The previous concept plan had a total of 7 lots and was to be served by a new public street. The new proposed detached residential subdivision will have access to Westland Dr. by a private JPE. The site is zoned R-1 (Low Density Residential) which has a minimum lot size requirement of 7500 square feet. The proposed lots range in size from 12,054 to 18,433 square feet. The homeowners association will be responsible for the maintenance of the JPE, stormwater facilities and all other commonly held assets.

Action: Approved Meeting Date: 12/10/2015

Details of Action:

Summary of Action: APPROVE variances 1 & 2 because the site's topography and proximity to Craig Rd. 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: 12/10/2015 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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: