

# 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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400 Main Street  
Knoxville, Tennessee 37902  
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**File Number:** 12-SF-06-C                      **Related File Number:** 12-H-06-UR  
**Application Filed:** 11/6/2006              **Date of Revision:**  
**Applicant:** EAGLE BEND REALTY  
**Owner:** EAGLE BEND REALTY

## **PROPERTY INFORMATION**

**General Location:** South side of Westland Dr., east and south of Montacres Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 G D 12, 12.01, 18, 18.02 & OTHER: 18.03, 18.04 & 18    **Jurisdiction:** County  
**Size of Tract:** 7.18 acres  
**Accessibility:** Access is via Westland Dr., a minor arterial street with a 22' pavement width within a required 88' right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:** North: Residences / RA (Low Density Residential) & PR (Planned Residential)  
South: Residence / RA (Low Density Residential)  
East: Residences / PR (Planned Residential)  
West: Residences / RA (Low Density Residential)  
**Proposed Use:** Detached residential subdivision                      **Density:** 4.74 du/ac  
**Sector Plan:** West City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Outside 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:** 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 Forest

**Surveyor:** Sullivan

**No. of Lots Proposed:** 34      **No. of Lots Approved:** 34

**Variances Requested:**  
1. Vertical curve variance at STA 0+70 from 217.5' to 140'  
2. Broken back curve tangent variance STA 2+95 to STA 4+40 150' to 145'

**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 restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 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 (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. The 10' side yard setback required for those lots that front along street grades exceeding 10% may be reduced to 5' subject to approval by Planning Commission and County Engineering Staff upon receipt of detailed grading plan for those lots showing that the proposed house plans will work on the lots with the reduced setback.

**Comments:** The applicant is requesting a revision to the concept plan approved for this site (5-SF-06-C/5-K-06-UR) which included 30 detached residential lots on 7.18 acres. With the recent approval for an increase in density for a portion of the property, the applicant has submitted a revised concept plan with 34 lots at a density of 4.74 du/ac. The proposed subdivision will have access from Westland Dr. This proposed subdivision will not have access to Montacres Ln.

\* The applicant has revised the Concept Plan and is not requesting a reduction of the peripheral setback. The plan before the Planning Commission shows a 35' peripheral setback for the entire subdivision.

**MPC Action:** Approved      **MPC Meeting Date:** 4/12/2007

**Details of MPC action:**

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 (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. The 10' side yard setback required for those lots that front along street grades exceeding 10% may be reduced to 5' subject to approval by Planning Commission and County Engineering Staff upon receipt of detailed grading plan for those lots showing that the proposed house plans will work on the lots with the reduced setback.

**Summary of MPC action:** APPROVE variances 1 and 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.  
APPROVE the Concept Plan subject to 5 conditions:

**Date of MPC Approval:** 4/12/2007      **Date of Denial:**      **Postponements:** 12/14/2006-1/11/2007

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:**