

**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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 3-SA-17-C **Related File Number:**  
**Application Filed:** 1/20/2017 **Date of Revision:**  
**Applicant:** CLEARWATER PARTNERS, LLC

**PROPERTY INFORMATION**

**General Location:** South side of Emory Church Rd., east side of I-140.  
**Other Parcel Info.:**  
**Tax ID Number:** 144 02002 & 02003 **Jurisdiction:** County  
**Size of Tract:** 10.37 acres  
**Accessibility:** Access is via Emory Church Rd., a minor collector street with a 19' pavement width with a 50' right-of-way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Vacant land - PR (Planned Residential)  
South: Sinking Creek and vacant land - F (Floodway) & PR (Planned Residential)  
East: Vacant land and Sinking Creek - F (Floodway) & PR (Planned Residential)  
West: I-140 - OS-1 (Open Space Preservation) & F-1 (Floodway)  
**Proposed Use:** Detached residential subdivision **Density:** 0.87 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:** 0 Emory Church Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

**ZONING INFORMATION (where applicable)**

**Current Zoning:** A (Agricultural) & F (Floodway)  
**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 Cove  
No. of Lots Proposed: 6 No. of Lots Approved: 0  
Variances Requested: None  
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 the concept plan subject to 6 conditions.  
Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
3. Final plat to identify any required right-of-way dedication in compliance with Major Road Plan for Emory Church Rd.(60' right-of-way required).  
4. Final plat to include the sight distance easement and restrictions across Lots 2-6 as identified on the Concept Plan.  
5. Place a note on the final plat that all lots shall be provided with an on-site driveway turnaround area.  
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the A (Agricultural) District.

Comments: The applicant is proposing to subdivide this 10.37 acre tract into six (6) detached residential lots. This property which is zoned A (Agricultural) is located on the south side of Emory Church Rd., and on the east side of I-140. The A (Agricultural) zoning district has a minimum lot size requirement of one acre with a minimum lot width requirement of 100'. All proposed lots have at least one acre of land area above the 813 contour (summer pool level for the lake).

The proposed subdivision includes a sight distance easement area with restrictions along the Emory Church Rd. frontage in order to maintain 480' of sight distance in both directions along Emory Church Road at driveway locations.

Action: Approved Meeting Date: 3/9/2017

Details of Action:  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
3. Final plat to identify any required right-of-way dedication in compliance with Major Road Plan for Emory Church Rd.(60' right-of-way required).  
4. Final plat to include the sight distance easement and restrictions across Lots 2-6 as identified on the Concept Plan.  
5. Place a note on the final plat that all lots shall be provided with an on-site driveway turnaround area.  
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the A (Agricultural) District.

Summary of Action: APPROVE the concept plan subject to 6 conditions.

Date of Approval: 3/9/2017 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:**