

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 3-SB-19-C Related File Number:
Application Filed: 1/28/2019 Date of Revision:
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: East end of Old Kent Dr.
Other Parcel Info.:
Tax ID Number: 121 | A 024 Jurisdiction: City
Size of Tract: 18.94 acres
Accessibility: Access is via Old Kent Rd., a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Mixed businesses - C-6 (General Commercial Park)
South: Residences - EN-2 (Established Neighborhood)
East: Residences - EN-2 (Established Neighborhood)
West: Residences - R-1 (Low Density Residential)
Proposed Use: Detached residential subdivision Density: 1.43 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: 0 Old Kent Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential) and F-1 (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: The Gables at Westmoreland
No. of Lots Proposed: 27 **No. of Lots Approved:** 0
Variances Requested: None
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 for 27 detached residential units on individual lots, subject to 12 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 the City of Knoxville (City Ord. 0-280-90).
 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 Knoxville Department of Engineering and shall be installed at the time the streets are installed.
 4. Roadway design must meet AASHTO standards. Provide justification to the Knoxville Department of Engineering that supports the 100' horizontal curve radius on Road B. The proposed horizontal curve is subject to review and approval by the Knoxville Department of Engineering.
 5. Provide sight distance verification for intersections and driveways impacted by the curvature of the roadway.
 6. The design of the boulevard entrance and proposed mail facility location is subject to review and approval by the Knoxville Department of Engineering during design plan review.
 7. Meeting all applicable requirements of the Knoxville Department of Engineering.
 8. Working with the City of Knoxville Department of Parks and Recreation in establishing a greenway easement along the tributary of Fourth Creek.
 9. Identify the sinkhole and 50' buffer on the final plat.
 10. Prior to final plat approval, establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the commonly held assets including the common area and the stormwater system.
 11. 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.
 12. 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 (Low Density Residential) District.

Comments: The applicant is proposing to subdivide this 18.94 acre tract into 27 detached residential lots and common area at a density of 1.43 du/ac. This property which is zoned R-1 (Low Density Residential) is located at the eastern end of Old Kent Dr. The proposed subdivision will be served by public streets. The R-1 zoning district has a minimum lot size requirement of 7,500 square feet and a minimum lot width requirement of 75'. The proposed lots in this subdivision range in size from 14,285 to 24,928 square feet and on average are half an acre in size. The proposed lot width is 79'. The subdivision includes 5.45 acres in common area which is approximately 28.8% of the subdivision. The common area which is located along the north side of the subdivision includes the floodplain for Fourth Creek, the required stream buffers and proposed stormwater ponds.

Action: Approved **Meeting Date:** 4/11/2019

Details of Action:

Summary of Action: APPROVE the Concept Plan for 27 detached residential units on individual lots, subject to 12 conditions.

Date of Approval: 4/11/2019 **Date of Denial:** **Postponements:** 3/14/2019

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: