

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 3-SC-21-C Related File Number: 3-F-21-UR
Application Filed: 1/25/2021 Date of Revision:
Applicant: QB REALTY TEAM, LLC

PROPERTY INFORMATION

General Location: South side of Westland Dr., east side of Ridge Climber Rd.
Other Parcel Info.:
Tax ID Number: 144 028 & 029 Jurisdiction: County
Size of Tract: 2.21 acres
Accessibility: Accessed via Westland Dr., a minor arterial with 20' of pavement width within 50-65' of right-of-way; and via Ridge Climber Rd., A local street with 22' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use: North: Single Family Residential / PR (Planned Residential) & A (Agricultural)
South: Single Family Residential / PR (Planned Residential)
East: Single Family Residential / PR (Planned Residential)
West: Single Family Residential / PR (Planned Residential) & A (Agricultural)
Proposed Use: Detached residential subdivision Density: 1.8 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: 9812 & 9850 Westland Dr.
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: Epperly Property - Westland Drive
No. of Lots Proposed: 4 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: Mike Reynolds
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 2 conditions.
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to the location and design of the shared driveways.
Comments: The proposal is for 4 detached residential lots on 2.21 acres at a density of 1.8 du/ac. The existing driveway to Westland Drive, which is located on the eastern portion of the property, will be improved to provide access to the existing house and one additional house. A shared driveway for the 2 lots on the western portion of the property will access the side street, Ridge Climber Road.
A four lot subdivision that does not include a new public road does not require concept plan approval, however, the original submittal for this development was for 6 lots which does require concept plan approval. The concept plan is still on the agenda for consideration of approval because approval of the Use on Review is still required to establish the number of lots that can be created and the setbacks.
Action: Approved Meeting Date: 4/8/2021
Details of Action:
Summary of Action: APPROVE the Concept Plan subject to 2 conditions.
Date of Approval: 4/9/2020 Date of Denial: Postponements: 3/11/2021
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: