

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 3-SE-01-C                      **Related File Number:** 3-J-01-UR  
**Application Filed:** 2/6/2001                **Date of Revision:**  
**Applicant:** OLIVER A. SMITH, IV  
**Owner:** OLIVER A. SMITH IV

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

### PROPERTY INFORMATION

**General Location:** South side Westland Dr., south of Garrison Ridge Bv.  
**Other Parcel Info.:**  
**Tax ID Number:** 144 PT. 30.01                      **Jurisdiction:** County  
**Size of Tract:** 6.6 acres  
**Accessibility:** Access is via Westland Dr., a collector street with a right-of-way width of 40' to 150' in this area.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:** Property in the area is zoned PR residential and CA and PC commercial. The residential zoned area is being developed with both single family and multi-family housing. A convenience store is located in the CA zoned area and the PC zoned property is vacant. An assisted living project has been approved for a portion of the property owned by this developer. A church is also proposed on an adjoining piece of property.  
**Proposed Use:** Detached single family subdivision                      **Density:** 3.03 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:**  
**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: Heritage Lake  
Surveyor: Batson, Himes, Norvell & Poe  
No. of Lots Proposed: 20 No. of Lots Approved: 0  
Variances Requested: 1. Variance of tangent length between broken back curves on Road B at Sta. 2+00 from 150' to 52'.  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: dk  
Staff Recomm. (Abbr.): APPROVE variance 1 because of topography and the proposed variance will not create a traffic hazard. APPROVE the Concept Plan subject to 7 conditions.  
Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.  
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord.91-1-102).  
3. Prior to final plat approval, submit a revised drainage plan for the upstream area that includes the multi-family housing that is currently under construction and perform any remedial action required by the Knox County Dept. of Engineering and Public Works.  
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.  
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
6. Meeting all requirements of the approved use on review development plan.

Heritage Lake - Unit 1  
3-SE-01-C / 3-J-01-UR  
Page 2

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.

Comments: The Heritage Lake development dates back to 1995. At that time a subdivision plan was approved for a 209 lot development. Since that time a portion of the site has been rezoned to permit the recently constructed convenience store. A portion of the site is being developed with multi-family dwellings. Additionally, an assisted living project and a church have been proposed as uses for portions of this site. The total area owned by this developer is over 100 acres at this location. The current plan proposes 20 residential lots on 6.6 acres. As part of the approval of the multi-family project, staff required that a second access be provided to the apartments. That second access will be via Heritage Lake Bv. The proposed lots will be developed on the west side of this new road.

MPC Action: Approved MPC Meeting Date: 3/8/2001

Details of MPC action:  
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.  
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord.91-1-102).  
3. Prior to final plat approval, submit a revised drainage plan for the upstream area that includes the multi-family housing that is currently under construction and perform any remedial action required by the Knox County Dept. of Engineering and Public Works.  
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.

5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
6. Meeting all requirements of the approved use on review development plan.

Heritage Lake - Unit 1  
3-SE-01-C / 3-J-01-UR  
Page 2

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.

**Summary of MPC action:** APPROVE variance 1 because of topography and the proposed variance will not create a traffic hazard. APPROVE the Concept Plan subject to 7 conditions.

**Date of MPC Approval:** 3/8/2001

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**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:**