

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Westland Place
No. of Lots Proposed: 17 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: Dan Kelly
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 15 conditions.
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
3. Note on the final plat the Minimum Floor Elevations for lots in the vicinity of the creek as may be required by the City Engineer.
4. Maintain the required stream buffer along the creek as required by the City Engineer
5. Place a note on the final plat that all lots will have access from the internal street system only
6. Dedication of the required 44' of right-of-way from the center line of Westland Dr. and 50' from the centerline of Morrell Rd.
7. Construct a 5' wide sidewalk with a 2' wide planting strip along the full width of the Westland Dr. frontage. This is to be completed within 6 months of the issuance of the first occupancy permit within this development. Construct the sidewalk along Bellingham Dr. as shown on the concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act (ADA)
8. Prior to final plat approval, establish a homeowners association for the purpose of owning and maintaining the proposed storm drainage facilities and common area.
9. Place a note on the final plat that the designated common area is not a buildable lot.
10. Participation in the KUB sewer capacity reservation program
11. Constructing the proposed "eyebrow" in Bellingham Dr. per the requirements of the Knoxville Dept. of Engineering
12. Meeting all other applicable requirements of the Knoxville Dept. of Engineering.
13. Meeting all applicable requirements of the Knoxville Zoning Ordinance
14. Correct the note on the concept plan regarding the required side yard setbacks to meet the standards called for in the R-1 (Low Density Residential) District regulations
15. 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 MPC Staff.

Comments: This 9.05 acre site is proposed for division into 17 lots. The applicants propose to develop detached residential dwellings on these lots. The development will be accessed via a stub street from the existing Westmoreland Estates Subdivision. The lots are somewhat smaller than the existing lots in the Westmoreland Estates. However, each lot exceeds the size requirements contained in the R-1 (Single Family Residential) District. The subdivision has been designed to meet all of the requirements of the Subdivision Regulations. No variances to those regulations will be required. This is the fourth concept plan that has been submitted for this site since 2001.

Two creeks converge on this site. The City Engineer may have to establish a Minimum Floor Elevation (MFE) for those lots that may be identified as being subject to potential flooding. A common area is proposed for a portion of the area that may be subject to flooding. The staff will require the homeowners association to be established prior to the approval of the final plat for this subdivision. This is to insure that a mechanism is in place for the purpose of owning, controlling and maintaining this common area. The common area meets the size requirements for establishment as a lot. Staff will require the applicant to note on the final plat that the common area is not a buildable lot and will not be used for residential purposes.

Due to the fact that this site is located within the parent responsibility zone for Rocky Hill Elementary School, staff will require a sidewalk be constructed within the project. In addition, a sidewalk is in place along Morrell Rd. from Westland Dr. to Kingston Pk.. To enhance and expand the pedestrian network staff will require the construction of a sidewalk along the Westland Dr. frontage of this site.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services. KUB can provide water, sewer, electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Bearden Elementary, Bearden Middle and West High School
3. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached residential dwellings.
4. Drainage will be directed into the existing drainage ways on this site. Storm water detention, grading and drainage plans will be required that meet City of Knoxville requirements.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within the R-1 (Single Family Residential) district and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan and the Knoxville One Year Plan identify this property for low density residential use. The development of the site at 1.88 du/ac as proposed complies with both plans. The R-1 zoning approved for this site allows a density of approximately four dwellings per acre.

Action: Approved **Meeting Date:** 4/11/2013

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 15 conditions.

Date of Approval: 4/11/2013 **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:**