

**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:** 4-SB-17-C                      **Related File Number:** 4-G-17-UR  
**Application Filed:** 2/27/2017              **Date of Revision:**  
**Applicant:** S AND E PROPERTIES

**PROPERTY INFORMATION**

**General Location:** Southeast side of Westland Dr., east of Gothic Manor Way.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 050                      **Jurisdiction:** County  
**Size of Tract:** 28.74 acres  
**Accessibility:** Access is via Westland Dr., a minor arterial street with an 18' pavement width within a required 88' right-of-way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:** North: Railroad and residences / A (Agricultural) & PR (Planned Residential)  
South: Residence and stables / A (Agricultural)  
East: Residences, utility substation and vacant land / PR (Planned Residential) & A (Agricultural)  
West: Residences / PR (Planned Residential) & A (Agricultural)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 3.82 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:** 8444 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: Westland Creek (FKA - Westland Oaks)

No. of Lots Proposed: 82                      No. of Lots Approved: 82

Variances Requested: 1. Maximum street grade variance on Road C, between STA 0+93.09 and STA 4+73.93, from 12% to 13%.

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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 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 Knox County (Ord 91-1-102).
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 Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. Implementation of the intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc. as revised on March 29, 2017. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. The right-of-way of the cul-de-sacs at the ends of Roads A and B shall be made wide enough to allow for the creation of one or two lots from the adjoining tracts of land allowing access to the public streets.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
9. Identify the stream and required stream buffers on the final plat.
10. Prior to design plan approval, providing legal documentation to the Knox County Department of Engineering and Public Works and Planning Commission Staff concerning the common boundary line between Tax Parcels 133 050 (the applicants property) and 133 038 (Conner Property) in the area of Ebenezer Branch. The results of that documentation may require the submission of a revised concept plan.
11. 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 applicant is proposing to develop an 82 lot subdivision on a portion of a 28.74 acre site that is located on the south side of Westland Rd. just east of Westland Manor Subdivision. The property extends between Westland Dr. and Nubbin Ridge Rd. to the south. There is one future development site of approximately 7.3 acres located at the south end of the proposed subdivision that has frontage along Nubbin Ridge Rd.

The property is zoned PR (Planned Residential) with an approved density of up to 5 du/ac. The proposed density for the subdivision that will be located on approximately 21.44 acres will be approximately 3.82 du/ac. The overall density for the site at this time will be 2.85 du/ac. The applicant has designated on the concept plan that the unused density from this subdivision is reserved for the 7.3 acre tract (up to 61 dwelling units).

Access to the proposed subdivision will be from Westland Dr. with no connection proposed out to

Nubbin Ridge Rd. The 7.3 acre tract that has frontage along Nubbin Ridge Rd. will most likely have access only out to Nubbin Ridge Rd. The site is not located within the parental responsibility zone. The proposed subdivision will include sidewalks on one side of Roads A and C. One of the general provisions for the PR zoning district is that it encourages open space for recreational use. The addition of sidewalks would in part meet that objective.

A Traffic Impact Study was prepared by Fulghum MacIndoe & Associates, Inc. for this development with the last revision date being March 29, 2017. The study recommends turn lane improvements on Westland Dr. at the proposed subdivision entrance.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts. The standard rear yard setback for most low density and general residential zoning districts is 25'. Westland Manor to the west was approved with a reduction of the peripheral boundary down to 15'.

**Action:** Approved **Meeting Date:** 4/13/2017

- Details of Action:**
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  6. Placing a note on the final plat that all lots will have access only to the internal street system.
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**Summary of Action:** APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.  
APPROVE the Concept Plan subject to 11 conditions

**Date of Approval:** 4/13/2017 **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:**