



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Westmoreland Estates - Revised  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 20      **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:**

**Staff Recomm. (Abbr.):** APPROVE the Concept Plan subject to 12 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 Knoxville (Ord. 0-280-90).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
4. Note on the final plat the Minimum Floor Elevations for lots 5-10 as determined by the City Engineer.
5. Place notes 9 & 10 from the concept plan on the final plat. These notes deal with access and vegetation preservation.
6. Construction of a 5' wide sidewalk along the full width of the Westland Dr. frontage of this site. This is to be completed within 6 months of the issuance of the first occupancy permit within this development.
7. Prior to final plat approval, establish a homeowners association for the purpose of owning and maintaining the proposed common area.
8. Place a note on the final plat that the designated common area is not a buildable lot.
9. Correct the typical road cross section to meet the requirements of the City of Knoxville.
- 10.. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
11. Meeting all requirements of the Knoxville Zoning Ordinance.
12. 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.

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**Comments:**

This site was the subject of a recent rezoning request which proposed O-1 (Office, Medical and Related Services) District for the property. This request was denied by MPC and the matter was eventually withdrawn at City Council. This 9.6 acre site is now proposed for division into 20 lots. The applicants propose to develop detached single family 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. A plan for 21 lots with three cul-de-sacs was approved in December, 2000. This plan reduces the number of lots to 20 and eliminates one of the cul-de-sacs.

Two creeks converge on this site. The City Engineer will have to establish a Minimum Floor Elevation (MFE) for those lots that are 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 applicant is reserving this area for use by the homeowners for recreational purposes. 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. Due to the frontage the proposed common area has on Morrell Rd., the proposed common area meets

the legal 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.

A sidewalk was constructed along Morrell Rd. as part of the widening of that road. Currently the sidewalk is in place from Westland Dr. to Deane Hill Dr. The recently completed apartments to the north of Deane Hill Dr. are being required to continue the sidewalk along Morrell Rd. to Gleason Dr. The staff will recommend this developer construct the sidewalk along the Westland Dr. frontage of this project.

**MPC Action:** Approved **MPC Meeting Date:** 4/12/2001

**Details of MPC action:**

**Summary of MPC action:** APPROVE the Concept Plan subject to 12 conditions.

**Date of MPC Approval:** 4/12/2001 **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:**