

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
400 Main Street
Knoxville, Tennessee 37902
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File Number: 4-SD-17-C **Related File Number:** 4-K-17-UR
Application Filed: 2/27/2017 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: South side of Westland Dr., east of Andover View Ln.
Other Parcel Info.:
Tax ID Number: 154 001 & 002 **Jurisdiction:** County
Size of Tract: 43.38 acres
Accessibility: Access is via Westland Dr., a minor arterial street with 23' of pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Vacant land and residences - A (Agricultural), RA (Low Density Residential) & PR (Planned Residential)
South: Residences - RA (Low Density Residential)
East: Residences and vacant land - PR (Planned Residential)
West: Vacant land - A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 1.71 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: 9900 Westland Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) (k)
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 Oaks

No. of Lots Proposed: 74 No. of Lots Approved: 74

Variations Requested:

1. Variance to reduce the intersection right-of-way radius for the intersection of Road A and Westland Dr., from 25' to 0'.
2. Variance to reduce the distance between the centerline of intersections of Road A and Andover View Ln. on Westland Dr., from 400' to 372'.
3. Variance to reduce the horizontal curve for the pavement centerline of Road A at STA 0+00, from 250' to 150'.

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 variances 1-3 because the site's shape and access location restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 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. Obtaining off-site grading and slope easements if needed for the construction of Road A from Westland Dr. south to the south side of the stream where the property widens out. This item shall be addressed during the design plan stage of the subdivision.
4. Obtaining the additional property from Tax Parcel 154 00202 (property on the west side of Road A) in the area of the stream crossing so that adequate right-of-way will be available on the west side of the edge of pavement for Road A. This item shall be addressed during the design plan stage of the subdivision.
5. 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.
6. During the design plan stage of the subdivision review the applicant shall work with the Knox County Department of Engineering and Public Works and Planning Commission staff to minimize the clearing and grading of the common areas identified on the concept plan. When the grading and stormwater plans are finalized, a plan shall be prepared that identifies the areas within the common area that are to remain as undisturbed areas. The area to remain undisturbed shall be identified on the final plat for the subdivision. Minor clearing may be allowed in this area for a passive trail system. The boundary for the undisturbed areas shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and the Tennessee Valley Authority, for crossing the blueline stream on the property.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and drainage system.
10. Any requests for further subdivision of the property (Tax Parcels 154 001 & 002 - 43.38 acres) above the proposed 74 lots will require the submission and approval of a traffic impact study and implementation of any required street improvements.
11. Any proposed grading of the western portion of this property (Tax Parcel 154 002) beyond what is shown on this concept plan application shall be subject to a use on review approval.
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 the MPC staff.

Comments:

On December 19, 2016 the Knox County Commission approved the rezoning of this site from A (Agricultural) to PR (Planned Residential) at a density of up to 3 dwellings per acre. Based on the listed acreage of the two tracts of 43.38 acres, residential development of up to 130 dwelling units could be considered for this property. The applicant has submitted a concept plan for 74 lots on the eastern portion of the property (23.59 acres) for a site specific density of 3.14 du/ac. The overall density with the first phase of the residential development is 1.71 du/ac. This proposed concept plan is relying on the entire 43.38 acres for the distribution of density to the 23.59 acre site.

This site is located on the south side of Westland Dr., approximately 0.4 miles west of the I-140/Westland Dr. interchange. The only access to this site is a narrow strip of land that accesses Westland Dr. at an 80 degree angle and makes another angular turn in the vicinity of the stream crossing just prior to the property widening out.

At the Planning Commission's April 13, 2017 meeting, the Planning Commission postponed action on this request because of the two different plans that had been submitted for consideration and staff's recommendation that they did not have adequate information on which to make a recommendation.

Following the Planning Commission meeting, the applicant submitted a revised concept plan prepared by Fulghum MacIndoe & Associates, Inc. This plan, while following the general street layout of the original plan, has clustered the lots along the streets allowing for the creation of common area that will protect some of the steeper portions of the site. With the new layout, Planning Commission staff felt that the new design would qualify for consideration of the Hillside and Ridgetop Protection Area Development Standards of Section 69-10 of the Minimum Subdivision Regulations. These provisions allow consideration of a reduction of the street right-of-way from 50' to 40', and a reduction of the minimum pavement width from 26' down to 20'. The proposed plan includes a design with a 22' pavement width within a 40' right-of-way.

The new layout with the reduction of the right-of-way and pavement width has allowed the applicant to reduce the amount of site grading and clearing so that 5.51 acres (23%) of the 23.59 acre site remain undisturbed. The new layout has also reduced the number of lots that back up to lots in the adjoining subdivisions.

While working with the applicant on utilizing the hillside and ridgetop protection standards that allows the reduction of the street pavement width, the concept plan was revised to include sidewalks on one side of Streets A and B. The reduction of the street width will impact the availability of on-street parking.

With this proposed plan, in those areas that the rear lot line for the lots is less than 20' from the external property line, the peripheral setback would be less than 35'. This layout would require the peripheral setback for Lots 9-20 and 44-53 to be reduced to a minimum distance of 25'. The rear yard setback for RA (Low Density Residential) property is 25'.

Action: Approved **Meeting Date:** 5/11/2017

Details of Action:

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 APPROVE the Concept Plan subject to 12 conditions

Date of Approval:

5/11/2017

Date of Denial:

Postponements: 4/13/2017

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: