

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 5-SE-24-C Related File Number: 5-C-24-DP
Application Filed: 3/26/2024 Date of Revision:
Applicant: JOHN RICHARD PATTERSON, PE

PROPERTY INFORMATION

General Location: West side of Ridge Climber Rd, west of Foot Path Ln
Other Parcel Info.:
Tax ID Number: 154 002 Jurisdiction: County
Size of Tract: 22.07 acres
Accessibility: Access is via Ridge Climber Road, a local street with a 22-ft pavement width within a 40 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Water
Surrounding Land Use: North: Rural residential, agriculture/forestry/vacant land - A (Agricultural)
South: Single family residential - RA (Low Density Residential)
East: Single family residential / PR (Planned Residential) up to 3 du/ac
West: Agriculture/forestry/vacant land - A (Agricultural)
Proposed Use: Attached residential subdivision Density: 3.06 du/ac
Planning Sector: Southwest County Plan Designation: LDR (Low Density Residential), HP (Hillside Protection), SP
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) up to 3 du/ac, PR(k) (Planned Residential) up to 3 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Westland Oaks

No. of Lots Proposed: 68 No. of Lots Approved: 0

Variances Requested: VARIANCES
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS OR CITY OF KNOXVILLE ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

- 1) Increase the maximum intersection grade from 1% to 3% at the intersection of Roads 'A' and Road 'B'.
- 2) Reduce the minimum right-of-way width from 50 ft to 40 ft on Roads 'A' and 'B.'
- 3) Reduce the minimum pavement width from 26 ft to 22 ft for Roads 'A' and 'B'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the Concept Plan subject to 7 conditions.

- Staff Recomm. (Full):
- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
 - 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 - 3) Implementing the recommendations of the Westland Oaks Subdivision Units 1-3 Traffic Impact Study (Fulghum MacIndoe & Associates, Inc., August 24, 2020) as revised and approved by Planning and Knox County Engineering and Public Works staff (see Exhibit B). A Memorandum of Understanding with Knox County Engineering and Public Works for the completion of these road improvements is required per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).
 - 4) Providing a stream determination to Knox County Engineering and Public Works during the design plan phase. Any portion of that is determined to be a stream must be shown on the final plat with the required buffers.
 - 5) All driveways must meet the standards of Article 3, Section 3.51 (Off-street parking lot layout, construction and maintenance) of the Knox County Zoning Ordinance.
 - 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the City of Knoxville Department of Engineering.
 - 7) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

Comments: This application was submitted prior to the adoption of the Knox County Comprehensive Land Use and Transportation Plan. At the time of the application, the Knox County General Plan was the active plan. Therefore, this concept plan and development plan request were reviewed under the policies of the General Plan.

The applicant proposes developing this 22-acre tract with 68 attached houses on one lot. The internal roads are proposed to be public, which is the reason for the concept plan application since the property is not being subdivided into 6 or more lots. This is the third and final phase of Westland Oaks Subdivision. The Planning Commission approved 68 attached houses on individual lots in September 2020 (9-SC-20-C/9-F-20-UR). The subject property has access to Ridge Climber Road, an internal road to the Westland Oaks subdivision. Westland Oaks has two access points to Westland Drive: Ridge Climber Road and Heritage Lake Boulevard.

The applicant has submitted a concept plan that clusters the dwelling units to avoid the steeper portions of the site within the HP (Hillside Protection) area. As with the previous units of the subdivision, this site is being considered under the Hillside and Ridgetop Protection Area Development Standards, Section 4.01 of the Knoxville-Knox County Subdivision Regulations. This proposal

continues the street design with a 22' pavement width within a 40' right-of-way.

The Westland Oaks Subdivision Units 1-3 Traffic Impact Study (Fulghum MacIndoe & Associates, Inc., August 24, 2020) was submitted with the most recent concept plan approved in September 2020 (9-SC-20-C/9-F-20-UR). The TIS recommends a westbound left turn lane on Westland Drive at Ridge Climber Road, as described in section 8.2 of the TIS (see Exhibit B). The applicant must enter into a Memorandum of Understanding with Knox County during the design plan phase for the improvements to be completed.

ALTERNATIVE DESIGN STANDARDS

Knox County Engineering and Public Works can approve the three alternative design standards requests, which do not require approval by the Planning Commission. The requests include reducing the public right-of-way width from 50 ft to 40 ft and pavement width from 26 ft to 22 ft and increasing the intersection grade of Road 'A' at Road 'B' from 1 percent to 3 percent. The approval of the reduced right-of-way and pavement widths are supported by the Hillside and Ridgetop Protection Area Development Standards, Section 4.01 of the Knoxville-Knox County Subdivision Regulations.

Action: Approved with Conditions **Meeting Date:** 5/9/2024

Details of Action:

Summary of Action: Approve the Concept Plan subject to 7 conditions.

Date of Approval: 5/9/2024 **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:**