

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

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File Number: 6-SC-14-C **Related File Number:** 6-F-14-UR
Application Filed: 4/28/2014 **Date of Revision:**
Applicant: VOLUNTEER DEVELOPMENT

PROPERTY INFORMATION

General Location: South side of Westland Dr., west of Coile Ln.
Other Parcel Info.:
Tax ID Number: 144 07501-07503 **Jurisdiction:** County
Size of Tract: 18.26 acres
Accessibility: Access is via Westland Dr., a 3 lane arterial street at this location with a 40' wide pavement width within a 60' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 1 dwelling and vacant land
Surrounding Land Use: Development to the north and west of this site consists of subdivisions development in areas that are zoned PR (Planned Residential). To the east and south of this site dwellings have been developed on lots that are over 1 acre in size.
Proposed Use: Detached dwellings **Density:** 3.24 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:
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 Woods
No. of Lots Proposed: 59 **No. of Lots Approved:** 0
Variances Requested: 1. Intersection spacing variance from Gettysvue Wy. from 400' to 197'
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 variance 1 because of the site characteristics and the proposed variance will not create a traffic hazard

Staff Recomm. (Full): APPROVE the concept plan subject to 10 conditions

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 (County Ord. 91-1-102)
3. Installation of traffic calming as required by the Knox County Dept. of Engineering and Public Works
4. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
5. Lenoir City Utilities Board approving the grading plan for the proposed boulevard entrance
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
7. Place a note on the final plat that all lots will have access only to the internal street system.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the stormwater detention basin and any other commonly held assets
9. Installation of a 5' wide sidewalk with a 2' wide planting strip on one side for the entire length of each of the proposed streets and connect it with the existing sidewalk on Westland Dr..
10. 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 a 59 lot subdivision which is proposed to be developed under the PR (Planned Residential) zoning regulations. The request for rezoning was approved at a maximum density of 3.0 du/ac at the June 12, 2014 MPC meeting. The Knox County Commission approved the rezoning of the site with a maximum permitted density of 3.6 du/ac on July 28, 2014.

This site is located within the parent responsibility zone for A.L. Lotts Elementary School .For that reason, the developers will be required to construct a sidewalks on one side of each proposed street in this project and connect that construction in with the existing sidewalk on Westland Dr.

The applicants are proposing a small boulevard entrance into this development. An existing power pole will be located in the proposed boulevard. The staff recommendation will require that Lenoir City Utilities Board staff review and approve the grading plan as it effects their pole.

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. First Utility District can provide water and sewer, electrical service will be provided by Lenoir City Utilities Board and natural gas will be provided by KUB.
2. Any school age children living in this development are presently zoned to attend A.L.Lotts Elementary, West Valley Middle and Bearden High
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached dwellings.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Southwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.24 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District.
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property. The dwellings proposed in this development will be of similar value to a number of the houses in this area.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments. Westland Dr. is classified as an arterial street. With that classification, it is expected to collect traffic from this and the surrounding residential areas and provide a route to other major streets in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3.6 du/ac. which is consistent with the Sector Plan. The proposed development density of 3.24 dwellings per acre is within the development density permitted by the Sector Plan and current zoning of the site.

Action: Approved **Meeting Date:** 8/14/2014

- Details of Action:**
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Summary of Action: APPROVE variance 1 because of the site characteristics and the proposed variance will not create a traffic hazard
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Date of Approval: 8/14/2014 **Date of Denial:** **Postponements:** 6/12/2014-7/10/2014

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: