

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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w w w • k n o x m p c • o r g

File Number: 6-SD-14-C **Related File Number:**
Application Filed: 4/28/2014 **Date of Revision:**
Applicant: MESANA INVESTMENTS

PROPERTY INFORMATION

General Location: North side of Westland Dr., east side of Morrell Rd.
Other Parcel Info.:
Tax ID Number: 120 N G 00101 **Jurisdiction:** City
Size of Tract: 9.05 acres
Accessibility: Access is via Bellingham Dr., a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Zoning in the area is R-1 residential and A-1 agricultural. Development consists of single family dwellings to the east and south of the site. Norfolk-Southern Railroad and a city recreation center are located to the north and a religious office / counseling center is located to the west of this site.
Proposed Use: Detached dwellings **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density 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 Place
No. of Lots Proposed: 20 No. of Lots Approved: 0
Variances Requested: 1. Horizontal curve variance from 250' to 100' at sta. 2+50 of Bellingham Dr.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): DENY variance #1 because the hardship needed to approve the request has not been identified.
DENY the concept plan because the proposed subdivision cannot be developed as shown without approval of the variance

Staff Recomm. (Full):

Comments: The applicant is proposed to develop a twenty lot subdivision on this 9.08 acre site. This is the tenth concept plan that had been submitted for this site. The previous concept plans have contained lot counts that have ranged between 11 and 22 proposed lots. In addition to the proposed subdivisions, this site has been the subject of seven different zoning applications.

Staff is recommending denial of the horizontal curve radius variance from 250' to 100' as requested by the applicant. Due to the fact that the curve as shown is key to this project going ahead as designed, staff had to recommend denial of the proposed subdivision. The horizontal curve radius variance was required because the road in this project will be an extension to the existing Bellingham Dr. which extends east of Lawford Rd. The total length of Bellingham Dr. will be approximately 2,500 feet. The portion of the road east of Lawford Rd. is approximately 1,900 feet in length, and the portion of the road that will be added due to this development will add approximately 600 feet to the overall length of the road. The Subdivision Regulations require that all horizontal curves in a street that is over 1,000 feet in length have a minimum radius of 250 feet. If the total length of the road was less than 1,000 feet, a horizontal curve radius of 100 feet would be permitted and the current design would comply.

The applicant has stated that it is their desire to create a small neighborhood that encourages pedestrian activity. The provision of sidewalks, the tight curve and eyebrow design of the road are intended to encourage slower driving speeds and encourage people to interact with their neighbors. Staff typically endorses these design ideas.

Action: Approved Meeting Date: 7/10/2014

Details of Action:

Summary of Action: Approve the variance and approve the concept plan

Date of Approval: 7/10/2014 Date of Denial: Postponements: 6/12/2014

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: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

