

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 6-SD-23-C                      Related File Number:  
Application Filed: 4/24/2023              Date of Revision:  
Applicant: URBAN ENGINEERING, INC.

## PROPERTY INFORMATION

General Location: South side of Westland Dr, east of Nubbin Ridge Dr  
Other Parcel Info.:  
Tax ID Number: 121 P B 024                      Jurisdiction: City  
Size of Tract: 4.52 acres  
Accessibility: Access is via Westland Drive, a minor arterial street with a 21-ft pavement width within a 50-ft right-of-way).

## GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential  
Surrounding Land Use: North: LDR (Low Density Residential)/ RN-1 (Single-Family Residential Neighborhood)  
South: LDR (Low Density Residential)/ RN-1 (Single-Family Residential Neighborhood)  
East: LDR (Low Density Residential)/ RN-1 (Single-Family Residential Neighborhood)  
West: LDR (Low Density Residential)/ RN-1 (Single-Family Residential Neighborhood)  
Proposed Use:    Density: 2.43  
Sector Plan: West City                      Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context:

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

Street: 6702 WESTLAND DR  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** 6702 Westland Dr

**No. of Lots Proposed:** 11      **No. of Lots Approved:** 11

**Variances Requested:** ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

- 1) Reduce the minimum private right-of-way width on Road 'A' and Road 'B' from 50 ft to 40 ft.
- 2) Reduce the minimum pavement width on Road 'A' and Road 'B' from 26 ft to 22 ft.

**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Jessie Hillman

**Staff Recomm. (Abbr.):** Approve the requested alternative design standards based on the justification provided by the applicant and recommendations of the City of Knoxville Department of Engineering.

Approve the Concept Plan, subject to 7 conditions.

**Staff Recomm. (Full):**

- 1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
- 2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
- 3. Certifying that the required sight distance is available along Westland Drive in both directions, with documentation provided to the Knoxville Department of Engineering during the design plan phase.
- 4. Confirm that the road design complies with AASHTO standards during the design plan phase, with review and approval by the Knoxville Department of Engineering.
- 5. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 6. Meeting all applicable requirements of the Knoxville Department of Engineering, including stormwater requirements pertaining to the blue-line stream (City Ord. Chapter 22.5, Article II).
- 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, and/or stormwater drainage systems.

**Comments:**

This proposal is for an 11-lot residential subdivision on a 4.52-acre property. The RN-1 district requires a minimum lot size of 10,000 sqft. All proposed lot sizes are above that minimum area threshold and can meet setback requirements.

There is a 15-ft stormwater sewer easement that aligns with a blue-line stream which runs from the west to east borders at the southern end of the property. There are two detention ponds adjacent to the stormwater easement, which are located on either side of Road 'A'.

Road 'A' is a private right-of-way that terminates at the common area/ detention ponds. Turn-around access is provided through a hammerhead design. Lots 10 and 11 each have a strip with a 25-ft access easement (50-ft total) for a shared driveway.

A similar subdivision concept for 17 lots on this property was approved in 2017, but has since expired (10-SA-17-C).

**Action:** Approved with Conditions

**Meeting Date:** 6/8/2023

**Details of Action:**

**Summary of Action:**

Approve the requested alternative design standards based on the justification provided by the applicant and recommendations of the City of Knoxville Department of Engineering.

Approve the Concept Plan, subject to 7 conditions.

**Date of Approval:** 6/8/2023

**Date of Denial:**

**Postponements:**

**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:**