

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-SF-04-C **Related File Number:** 6-H-04-UR
Application Filed: 5/10/2004 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner: S & E PROPERTIES

PROPERTY INFORMATION

General Location: South side of Westland Dr., south of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 153 070 **Jurisdiction:** County
Size of Tract: 5.81 acres
Accessibility: Access is via Westland Dr., a local street at this location with a pavement width of 14' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling and vacant land
Surrounding Land Use: Property in the area is zoned A agricultural and PR residential. Development consists of detached single family dwellings. The site adjoins Ft. Loudon Lake.
Proposed Use: Detached single family subdivision **Density:** 2.62 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) & F (Floodway)
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 Lakes
Surveyor: Land Development Solutions
No. of Lots Proposed: 10 **No. of Lots Approved:** 0
Variances Requested:
1. Vertical curve variance from 175' to 140' at sta. 1+41 of unnamed road.
2. Intersection grade variance from 1% to 3% at the internal intersection.
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 variances 1-2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 9 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Construction of the proposed boulevard per the requirements of the Knox County Dept. of Engineering and Public Works.
3. Locating the proposed gates at least 20 feet back from the edge of Westland Dr.
4. Prior to placing any fill material on this site, obtain all required permits and meet all other applicable requirements of the Tenn. Valley Authority.
5. Place a note on the final plat that all lots will have access from the internal street system only.
6. Meeting all requirements of the approved use on review development plan.
7. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
8. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
9. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The applicant's are proposing to divide this 5.8 acre site into 10 lots. The site was recently zoned PR (Planned Residential) at 1-3 dwellings per acre. Approximately 1.98 acres of the site is within the flowage easement for Ft. Loudon Lake. The permissible development density for a project that is impacted by the flowage easement is calculated based on the acreage above TVA's control.

A portion of the site that is projected to lots 9 and 10 in this development are partially located in an area that has been previously filled to raise the land above the TVA flowage easement elevation of 820'. The quality of the fill material is suspect and will have to be removed before any construction can begin. The developers have applied to TVA for a permit that will permit them to remove the poor quality fill material and refill it with suitable material.

The site adjoins single family dwellings that are situated on large lots. The houses that will be built in this project will back up to the adjoining residences. Due to this projected orientation of the houses, staff will require that a privacy fence or a "Type B" landscape screen be put in place along the western boundary of the site. The eastern boundary of the site is already buffered by a continuous row of pine trees. The applicant has told staff that they intend to construct a wrought iron fence around this project. This fence will need to be constructed at least 5' off of the property line in order to create adequate space for the vegetative screen.

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 since water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.

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

1. The proposed detached and attached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Southwest County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 3 du/ac. At a proposed density of 2.62 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

MPC Action: Approved **MPC Meeting Date:** 6/10/2004

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1-2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard
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Date of MPC Approval: 6/10/2004 **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:**