

# 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:** 8-SC-13-C                      **Related File Number:**  
**Application Filed:** 6/24/2013              **Date of Revision:**  
**Applicant:** BENCHMARK ASSOCIATES, INC

### PROPERTY INFORMATION

**General Location:** Northwest side of Westland Dr., west of Craig Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 121 I C 018                      **Jurisdiction:** City  
**Size of Tract:** 3.17 acres  
**Accessibility:** Access is via Westland Dr., a minor arterial street with a pavement width of 21' within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residences / EN-2 (Established Neighborhood)  
South: Residences / R-1 (Low Density Residential)  
East: Residences / R-1 (Low Density Residential)  
West: Residences / R-1 (Low Density Residential)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 2.2 du/ac  
**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: Stanfill Subdivision

No. of Lots Proposed: 7                      No. of Lots Approved: 7

Variations Requested: 1. Intersection spacing variance from Road A to Craig Rd., from 400' to 231'.  
2. Vertical curve variance on Road A at STA 0+85.45, from 200' to 120'.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 and 2 because the site's topography and proximity to Craig Rd. restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90)
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
4. Placing a note on the final plat that all lots will have access to the internal street system only.
5. Establishment of a homeowners association that will be responsible for the maintenance of the stormwater facilities and all other commonly held assets.
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the R-1 zoning district.

Comments: The applicant has submitted a new concept plan for the subdivision of this 3.17 acre tract located on the north side of Westland Dr., just west of Craig Rd. The concept plan (3-SB-07-C) that was approved for this development on March 8, 2007 has expired. The proposed detached residential subdivision will include 7 lots that will have access to Westland Dr. by a new public street. The site is zoned R-1 (Low Density Residential) which has a minimum lot size requirement of 7500 square feet. The proposed lots range in size from 10,744 to 27,907 square feet. Since the proposed detention area is located in the common area, establishment of a homeowners association will be required for maintenance of the drainage facilities and all other commonly held assets. Since the design plans had been approved for the previous subdivision approval and have been updated, the final plat (8-SL-13-F) for this subdivision is before the Planning Commission for approval at this meeting.

**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 all utilities can be provided to the site.
2. Any school age children living in this development will be zoned to Bearden Elementary, Bearden Middle, and West High Schools.
3. The proposed residential development is consistent in use and density with the zoning and existing development in the area. The predominant use in the area is detached residential dwellings.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. With the recommended conditions, the proposed detached residential subdivision meets the standards of the R-1 (Low Density Residential) zone and all other requirements of the Knoxville Zoning Ordinance.
2. The use is in compliance with the general purpose and intent of the Zoning Ordinance.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The West City Sector Plan designates this property for low density residential use.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved

**Meeting Date:** 8/8/2013

**Details of Action:**

**Summary of Action:**

APPROVE variances 1 and 2 because the site's topography and proximity to Craig Rd. restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions:

**Date of Approval:** 8/8/2013

**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:**