

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 8-SG-20-C                      Related File Number: 8-L-20-UR  
Application Filed: 6/30/2020              Date of Revision:  
Applicant: S&E PROPERTIES

## PROPERTY INFORMATION

General Location: Southeast side of Westland Dr., east of Gothic Manor Ln.  
Other Parcel Info.:  
Tax ID Number: 133 050 (PART OF)                      Jurisdiction: County  
Size of Tract: 23.7 acres  
Accessibility: Westland Drive is a minor arterial with a pavement width of 20 feet inside a right-of-way of 88 feet.

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use: North: Residences - PR (Planned Residential) with up to 4 du/ac  
South: Residences - A (Agricultural)  
East: Residences - PR (Planned Residential) with up to 5 du/ac  
West: Residences - PR (Planned Residential) with up to 5 du/ac  
Proposed Use: Single family residential                      Density: 3.20  
Sector Plan: Southwest County              Sector Plan Designation:  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 8444 Westland Dr.  
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 Creek Subdivision

**No. of Lots Proposed:** 76      **No. of Lots Approved:** 0

**Variances Requested:** VARIANCES:  
1. Reduction of the minimum double frontage lot depth of 150 ft for lots 70-75 to 113 ft minimum.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:  
1. Road "C" road slope from 12% to 14% from STA 1+15 to STA 4+73

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:  
1. Reduce right-of-way width from 50 ft to 40 ft

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Michelle Portier

**Staff Recomm. (Abbr.):** APPROVE variance 1 and alternate design standard 1 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions.

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the American with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in the amount sufficient to guarantee the installation of the sidewalks.
5. Implementation of the intersection improvements and recommendations outlined in the Transportation Impact Study (TIS) prepared by Fulgham MacIndoe & Associates, Inc. as revised on March 29, 2017. The design details and timing of the installation of the improvements shall be worked out with Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
6. Meeting all applicable requirements of Knox County Fire Marshal's office.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas and stormwater/drainage facilities.
8. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
9. The right-of-way of the cul-de-sacs at the ends of Roads A and B are made wide enough to allow for the creation of one or two lots from the adjoining tracts of land allowing access to the public streets.
10. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
11. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations

**Comments:** The applicant is proposing to develop a 76-lot subdivision that would occupy 23.7 acres of the approximately 30-acre site. The property is located on the south side of Westland Rd. just east of Westland Manor Subdivision. It has frontage on Westland Dr. to the north and Nubbin Ridge Rd. to the south. This development would be accessed off of Westland Drive. It would not have access off of Nubbin Ridge Road, as a larger parcel fronting Nubbin Ridge Road is not part of this site plan and remains undeveloped.

The property is zoned PR (Planned Residential) with an approved density of up to 5 du/ac. The proposed density for this subdivision is approximately 3.21 du/ac, not including the larger parcel

fronting Nubbin Ridge Road. The property is surrounded by A (Agricultural) and PR (Planned Residential) zoning, so a peripheral boundary is not required.

A similar concept plan was approved by the Planning Commission in April 2020 (Case # 3-SA-20-C), replacing a previous expired approval by the Planning Commission from April, 2017 (Case # 4-SB-17-C & 4-G-17-UR). The Use on Review case that was approved in April 2017 with that concept plan still applies and does not require a new approval. Since the April 2020 approval, the applicant has had the property platted. Since the time of this application, the plat has been recorded and updated on KGIS, so the address on the application is no longer in effect.

The applicant has made some minor revisions to the concept plan and requires a new approval by the Planning Commission. The concept plan approved in April 2020 included a variance for a reduction of the minimum lot depth required for double-frontage lots (lots 70-75) from the standard 150 feet to 113 feet. It also included approval of an alternative design standard allowing a reduction in the road slope of road "C".

The revised plans in this application include an additional lot (76 lots versus 75 as previously approved). The revision still requests the reduction in lot width for the double-frontage lots (lots 70-75 along Westland Drive). It also asks for two alternative design standards to be considered: a reduction in road slope of road "C" from 12% to 14% from STA 1+15 to STA 4+73, and a reduction in right-of-way from 50 ft to 40 ft. Alternative design solutions are considered when a development is in the HP area, and approximately half of this site is in such an area. There is also a stream that runs through the site, and the requisite buffer space has been allocated in areas where the stream is daylighted versus in culverts beneath the roads. There is one detention area proposed. It sits down bank from the top of the hillside and is on the northwestern side of the property at its perimeter.

The proposed site plan features 4 cul-de-sacs of varying lengths off the main internal street. One of the conditions staff is recommending is for sufficient right-of-way width at the cul-de-sacs at the end of roads A and B to allow for creation of one or two lots from the adjoining tracts of land allowing access to the public streets. Sidewalks are proposed along one side of Road A, the main internal road. The original concept plan was approved prior to the County's adoption of the Sidewalk Ordinance, and Knox County has agreed to maintain the sidewalks once installed.

The previous proposed plan in 2017 had a completed Transportation Impact Study dated March 29, 2017. The project engineer has certified in the Transportation Impact Study that over 400 ft of sight distance is available east and west along Westland Drive at the proposed subdivision entrance. This is required per Subdivision Regulations since the access is from a minor arterial road per the Major Road Plan. The study mentions the need for a westbound left-turn lane at the proposed entrance of the subdivision, which would be installed per Knox County Engineering requirements.

**Action:** Approved **Meeting Date:** 8/13/2020

**Details of Action:**

**Summary of Action:** APPROVE variance 1 and alternate design standard 1 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions.

**Date of Approval:** 8/13/2020 **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:**