

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SC-20-C Related File Number: 9-F-20-UR
Application Filed: 7/27/2020 Date of Revision:
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: South side of Westland Drive, west side of Ridge Climber Rd.
Other Parcel Info.:
Tax ID Number: 154 002 & 00201 PART OF Jurisdiction: County
Size of Tract: 22 acres
Accessibility: Access is via Ridge Climber Road, a local street with a 22' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: North: Residences and vacant land / A (Agricultural)
South: Residences / RA (Low Density Residential)
East: Residences and vacant lots / PR (Planned Residential) (k)
West: Residences and vacant land / A (Agricultural) & RA (Low Density Residential)
Proposed Use: Attached residential subdivision Density: 3.09 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: 9900 & 9942 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 Oaks

No. of Lots Proposed: 68 **No. of Lots Approved:** 0

Variances Requested: ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduce minimum horizontal curve radius from 250 ft to 220 ft on Road "B" from STA 0+00.00 to STA 2+68.34.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE alternative design standard 1 based on the recommendations of the Knox County Department of Engineering and Public Works because the proposed alternative design standard will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans 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 an amount sufficient to guarantee the installation of the sidewalks.
4. Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc. as revised on August 24, 2020, and as approved and required by the Knox County Department of Engineering and Public Works. The design details and timing of the installation of the improvements shall be determined by the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision. (See Exhibit A)
5. During the design plan stage of the subdivision review, the applicant shall work with the Knox County Department of Engineering and Public Works and Planning staff to minimize the clearing and grading of the common areas identified on the concept plan. When the grading and stormwater plans are finalized, a plan shall be prepared that identifies the areas within the common area that are to remain as undisturbed areas. The boundary for the undisturbed areas shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation. The area to remain undisturbed shall be identified on the final plat for the subdivision. Minor clearing may be allowed in this area for a passive trail system or approved amenity area. Selective removal of trees is permitted that are dead or dying, an invasive species, or must be removed for safety reasons, such as a falling hazard.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. 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 (Section 2.08, Design Plan -- Major Subdivisions).

Comments: The applicant is proposing to develop this 22 acre tract with 68 attached residential lots as the third and final phase of Westland Oaks Subdivision. The Planning Commission approved 59 attached units on 19.2 acres for this same phase of the development in February 2020 (2-SB-20-C/2-D-20-UR). The applicant subsequently purchased 2.8 acres adjacent to this phase and rezoned it to PR (Planned Residential) in June 2020 (5-5-20-RZ). This proposal incorporates this new area which is located at the western end of Road 'B'. The subdivision has access out to Westland Drive at two locations, which includes Ridge Climber Road on the west and Heritage Lake Boulevard on the east.

As proposed, there will be a total of 252 lots for the entire subdivision. This is an increase of 9 lots from previous approval due to the inclusion of the 2.8 additional acres. While Unit 3 of the subdivision has a site specific density of 3.09 du/ac, which is greater than the maximum density of 3 du/ac, the overall density for the subdivision will be 2.90 du/ac.

The applicant has submitted a concept plan that has clustered the lots on the site in order to avoid the steeper portions of the site that are within the Hillside Protection Area. As with the previous units of the subdivision this site is being considered under the Hillside and Ridgetop Protection Area Development Standards of Section 4.01 of the Subdivision Regulations. The proposed plan will continue with the street design with a 22' pavement width within a 40' right-of-way.

A Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc. was submitted for the proposed subdivision (last revised date of August 24, 2020). In order to maintain an acceptable level of service, the study recommended that a westbound left turn lane be provided at the intersection of Westland Drive at Ridge Climber Road, as described in section 8.2 of the Traffic Impact Study (see Exhibit A). The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.

One of the general provisions for the PR zoning district is that it encourages open space for recreational use. Historically the Planning Commission has required amenity areas for any development with 150 or more lots. The previous approval for phase 3 included a condition that an amenity be provided since there wasn't one provided in the Unit 1 or Unit 2, however, since that time Unit 2 has incorporated an area for an amenity (see Exhibit B).

Action: Approved

Meeting Date: 9/10/2020

Details of Action:

Summary of Action: APPROVE alternative design standard 1 based on the recommendations of the Knox County Department of Engineering and Public Works because the proposed alternative design standard will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions.

Date of Approval: 9/10/2020

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: