



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 3-SB-07-C

AGENDA ITEM #: 18

AGENDA DATE: 3/8/2007

▶ **SUBDIVISION:** COURTYARD ESTATES AT WESTLAND

▶ **APPLICANT/DEVELOPER:** STANFILL DEVELOPMENT GROUP

OWNER(S): JACQUELINE STANFILL STANFILL DEVELOPMENT GROUP

TAX IDENTIFICATION: 121 I C 018

JURISDICTION: City Council District 2

▶ **LOCATION:** Northwest side of Westland Dr., northwest of Craig Rd.

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area

▶ **APPROXIMATE ACREAGE:** 3.3 acres

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences / R-1 (Low Density Residential)
South: Residences / R-1 (Low Density Residential)
East: Residences / R-1 (Low Density Residential)
West: Residences / R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 7

SURVEYOR/ENGINEER: AEMC Applied Engineering

ACCESSIBILITY: Access is via Westland Dr., a minor collector street with 24' of pavement within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Intersection spacing to Craig Rd., from 400' to 250'.
2. Vertical curve from 175' to 105', sta 0+52.52.

STAFF RECOMMENDATION:

▶ **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 8 conditions:

1. Meeting all applicable requirements of the City of Knoxville Engineering Department.
2. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Westland Dr. at the entrance to this development as required in section 62-88 of the Subdivision Regulations
3. Place a note on the final plat that all lots will have access to the internal street system only
4. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
5. Meeting all applicable requirements of the City of Knoxville Arborist
6. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System

within Knoxville (Ord. 0-280-90)

8. 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 is proposing to develop 7 detached dwellings on this 3.3 acre site. The site is zoned R-1 (Low Density Residential). The lots will access a public street that will intersect Westland Dr. Since the proposed detention area is located in the common area, establishment of a homeowners association will be required for maintenance of drainage structures and all other commonly held assets.

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 community facilities in the area. The predominant use in the area is detached residential dwellings.
4. Drainage will be directed into the existing drainage ways on this site. Stormwater detention, grading and drainage plans will be required that meet the City of Knoxville's regulations.

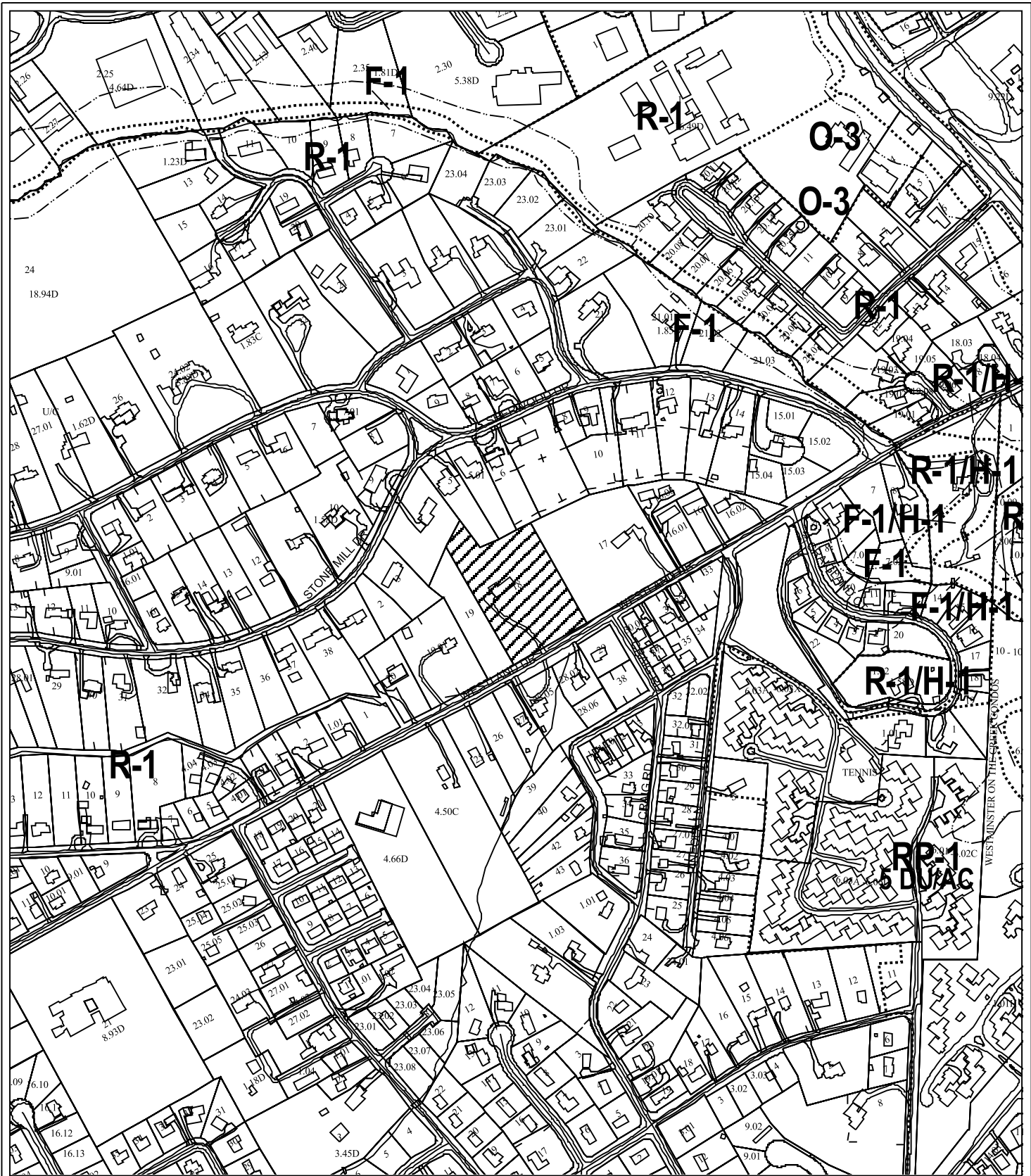
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development meets the standards of the R-1 (Low Density Residential) zone and all other requirements of the Knoxville Zoning Ordinance.
2. The proposed development is consistent with the adopted plans and policies of the Knoxville One Year Plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan identifies this property for low density residential uses.

MPC's approval or denial of this request is final, unless the action is appealed to Knoxville City Council. The date of the Knoxville City Council appeal hearing will depend on when the appeal application is filed.




3-SB-07-C
CONCEPT PLAN

Subdivision: Courtyard Estates at Westland

Map No: 121

Jurisdiction: City

 Approval of a Concept Plan

Original Print Date: 02/28/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



