



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

▶ **FILE #:** 4-SA-13-C

AGENDA ITEM #: 7

AGENDA DATE: 4/11/2013

▶ **SUBDIVISION:** WESTLAND PLACE

▶ **APPLICANT/DEVELOPER:** M&M PROPERTIES GENERAL PARTNERSHIP

OWNER(S): M & M Properties

TAX IDENTIFICATION: 120 N G 00101

JURISDICTION: City Council District 2

▶ **LOCATION:** North side of Westland Dr., east side of Morrell Rd.

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:** 9.05 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: Zoning in the area is R-1 residential and A-1 agricultural. Development consists of single family dwellings to the east and south of the site. Norfolk-Southern Railroad and a city recreation center are located to the north and a religious office / counseling center is located to the west of this site.

▶ **NUMBER OF LOTS:** 17

SURVEYOR/ENGINEER: Russell Rackley

ACCESSIBILITY: Access is via Bellingham Dr., a local street with a pavement width of 26' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 15 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
3. Note on the final plat the Minimum Floor Elevations for lots in the vicinity of the creek as may be required by the City Engineer.
4. Maintain the required stream buffer along the creek as required by the City Engineer
5. Place a note on the final plat that all lots will have access from the internal street system only
6. Dedication of the required 44' of right-of-way from the center line of Westland Dr. and 50' from the centerline of Morrell Rd.
7. Construct a 5' wide sidewalk with a 2' wide planting strip along the full width of the Westland Dr. frontage. This is to be completed within 6 months of the issuance of the first occupancy permit within this development. Construct the sidewalk along Bellingham Dr. as shown on the concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act (ADA)

8. Prior to final plat approval, establish a homeowners association for the purpose of owning and maintaining the proposed storm drainage facilities and common area.
9. Place a note on the final plat that the designated common area is not a buildable lot.
10. Participation in the KUB sewer capacity reservation program
11. Constructing the proposed "eyebrow" in Bellingham Dr. per the requirements of the Knoxville Dept. of Engineering
12. Meeting all other applicable requirements of the Knoxville Dept. of Engineering.
13. Meeting all applicable requirements of the Knoxville Zoning Ordinance
14. Correct the note on the concept plan regarding the required side yard setbacks to meet the standards called for in the R-1 (Low Density Residential) District regulations
15. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to MPC Staff.

COMMENTS:

This 9.05 acre site is proposed for division into 17 lots. The applicants propose to develop detached residential dwellings on these lots. The development will be accessed via a stub street from the existing Westmoreland Estates Subdivision. The lots are somewhat smaller than the existing lots in the Westmoreland Estates. However, each lot exceeds the size requirements contained in the R-1 (Single Family Residential) District. The subdivision has been designed to meet all of the requirements of the Subdivision Regulations. No variances to those regulations will be required. This is the fourth concept plan that has been submitted for this site since 2001.

Two creeks converge on this site. The City Engineer may have to establish a Minimum Floor Elevation (MFE) for those lots that may be identified as being subject to potential flooding. A common area is proposed for a portion of the area that may be subject to flooding. The staff will require the homeowners association to be established prior to the approval of the final plat for this subdivision. This is to insure that a mechanism is in place for the purpose of owning, controlling and maintaining this common area. The common area meets the size requirements for establishment as a lot. Staff will require the applicant to note on the final plat that the common area is not a buildable lot and will not be used for residential purposes.

Due to the fact that this site is located within the parent responsibility zone for Rocky Hill Elementary School, staff will require a sidewalk be constructed within the project. In addition, a sidewalk is in place along Morrell Rd. from Westland Dr. to Kingston Pk.. To enhance and expand the pedestrian network staff will require the construction of a sidewalk along the Westland Dr. frontage of this site.

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. KUB can provide water, sewer, electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Bearden Elementary, Bearden Middle and West High School
3. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development 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. Storm water detention, grading and drainage plans will be required that meet City of Knoxville requirements.

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

1. The proposed detached residential subdivision meets the standards for development within the R-1 (Single Family Residential) district and all other requirements of the Zoning Ordinance.

CONNFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan and the Knoxville One Year Plan identify this property for low density residential use. The development of the site at 1.88 du/ac as proposed complies with both plans. The R-1 zoning approved for this site allows a density of approximately four dwellings per acre.

ESTIMATED TRAFFIC IMPACT 203 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 7 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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