



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

▶ **FILE #:** 8-SC-13-C

**AGENDA ITEM #:** 17

**AGENDA DATE:** 8/8/2013

▶ **SUBDIVISION:** STANFILL SUBDIVISION

▶ **APPLICANT/DEVELOPER:** BENCHMARK ASSOCIATES, INC

OWNER(S): Stanfill Development Group

TAX IDENTIFICATION: 121 I C 018

JURISDICTION: City Council District 2

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

SECTOR PLAN: West City

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

WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:** 3.17 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: 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)

▶ **NUMBER OF LOTS:** 7

SURVEYOR/ENGINEER: Fulghum MacIndoe & Associates, Inc

ACCESSIBILITY: Access is via Westland Dr., a minor arterial street with a pavement width of 21' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
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'.

**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 6 conditions:**

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.

**ESTIMATED TRAFFIC IMPACT 90 (average daily vehicle trips)**

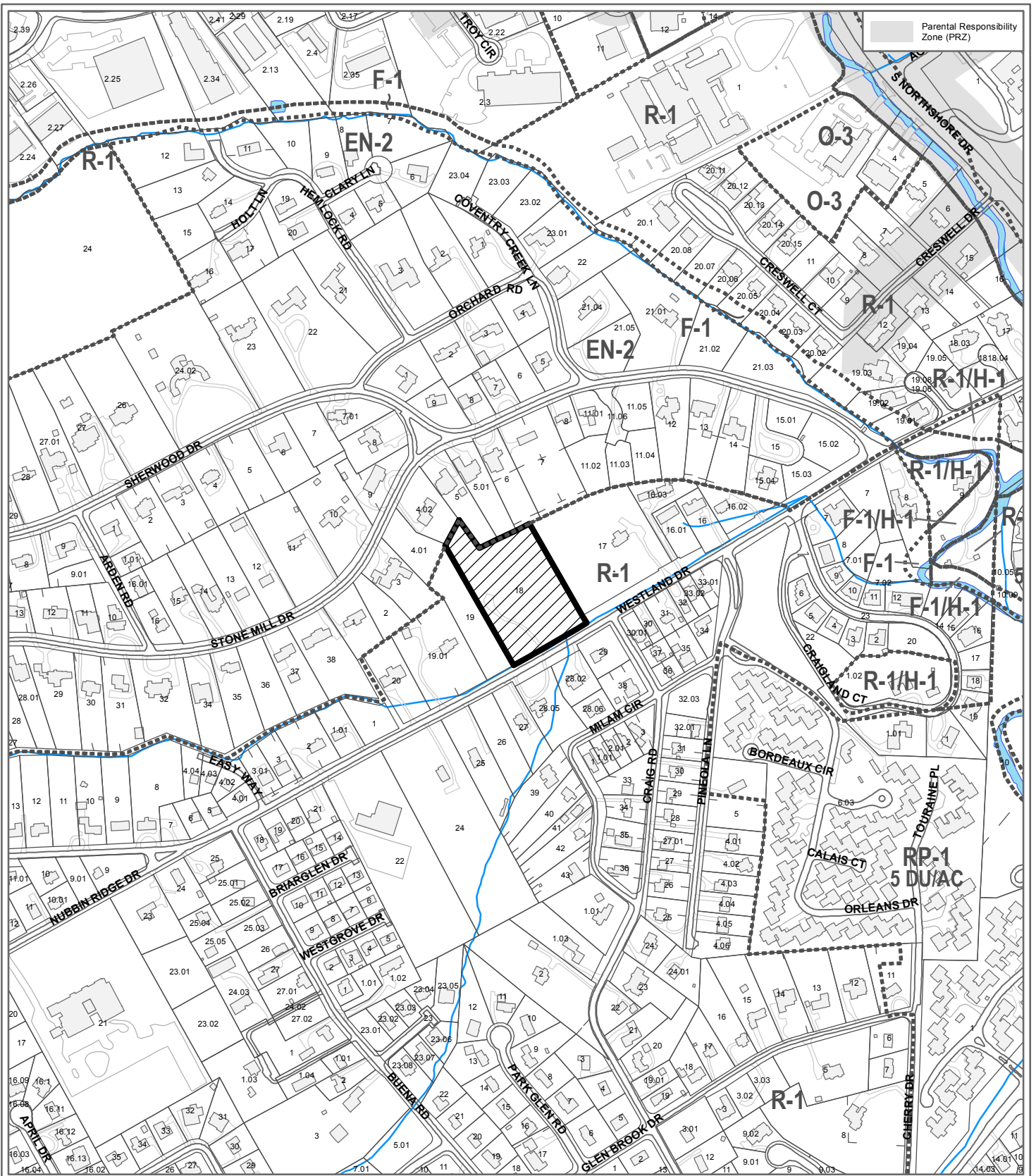
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (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.



**8-SC-13-C  
CONCEPT PLAN**

Subdivision: Stanfill Subdivision



Approval of Concept Plan

Map No: 121

Jurisdiction: City

Original Print Date: 7/24/2013  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

