

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

▶ **FILE #:** 6-SC-14-C **AGENDA ITEM #:** 11
 6-F-14-UR **AGENDA DATE:** 8/14/2014

POSTPONEMENT(S): 6/12/2014-7/10/2014

▶ **SUBDIVISION:** WESTLAND WOODS
 ▶ **APPLICANT/DEVELOPER:** VOLUNTEER DEVELOPMENT
 OWNER(S): Volunteer Development

TAX IDENTIFICATION: 144 07501-07503
 JURISDICTION: County Commission District 5
 STREET ADDRESS:

▶ **LOCATION:** South side of Westland Dr., west of Coile Ln.

SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 18.26 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** 1 dwelling and vacant land

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: Development to the north and west of this site consists of subdivisions development in areas that are zoned PR (Planned Residential). To the east and south of this site dwellings have been developed on lots that are over 1 acre in size.

▶ **NUMBER OF LOTS:** 59

SURVEYOR/ENGINEER: David Campbell

ACCESSIBILITY: Access is via Westland Dr., a 3 lane arterial street at this location with a 40' wide pavement width within a 60' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Intersection spacing variance from Gettysvue Wy. from 400' to 197'

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because of the site characteristics and the proposed variance will not create a traffic hazard**

APPROVE the concept plan subject to 10 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)

3. Installation of traffic calming as required by the Knox County Dept. of Engineering and Public Works
4. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
5. Lenoir City Utilities Board approving the grading plan for the proposed boulevard entrance
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
7. Place a note on the final plat that all lots will have access only to the internal street system.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the stormwater detention basin and any other commonly held assets
9. Installation of a 5' wide sidewalk with a 2' wide planting strip on one side for the entire length of each of the proposed streets and connect it with the existing sidewalk on Westland Dr..
10. 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 the MPC staff.

► **APPROVE the request for up to 59 detached dwellings on individual lots and reduction of the peripheral boundary setback to 25' as shown subject to 1 condition**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the PR zoning district and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing a 59 lot subdivision which is proposed to be developed under the PR (Planned Residential) zoning regulations. The request for rezoning was approved at a maximum density of 3.0 du/ac at the June 12, 2014 MPC meeting. The Knox County Commission approved the rezoning of the site with a maximum permitted density of 3.6 du/ac on July 28, 2014.

This site is located within the parent responsibility zone for A.L. Lotts Elementary School .For that reason, the developers will be required to construct a sidewalks on one side of each proposed street in this project and connect that construction in with the existing sidewalk on Westland Dr.

The applicants are proposing a small boulevard entrance into this development. An existing power pole will be located in the proposed boulevard. The staff recommendation will require that Lenoir City Utilities Board staff review and approve the grading plan as it effects their pole.

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. First Utility District can provide water and sewer, electrical service will be provided by Lenoir City Utilities Board and natural gas will be provided by KUB.
2. Any school age children living in this development are presently zoned to attend A.L.Lotts Elementary, West Valley Middle and Bearden High
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached dwellings.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Southwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.24 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District.
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.

D. The use will not significantly injure the value of adjacent property. The dwellings proposed in this development will be of similar value to a number of the houses in this area.

E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments. Westland Dr. is classified as an arterial street. With that classification, it is expected to collect traffic from this and the surrounding residential areas and provide a route to other major streets in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3.6 du/ac. which is consistent with the Sector Plan. The proposed development density of 3.24 dwellings per acre is within the development density permitted by the Sector Plan and current zoning of the site.

ESTIMATED TRAFFIC IMPACT: 638 (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.

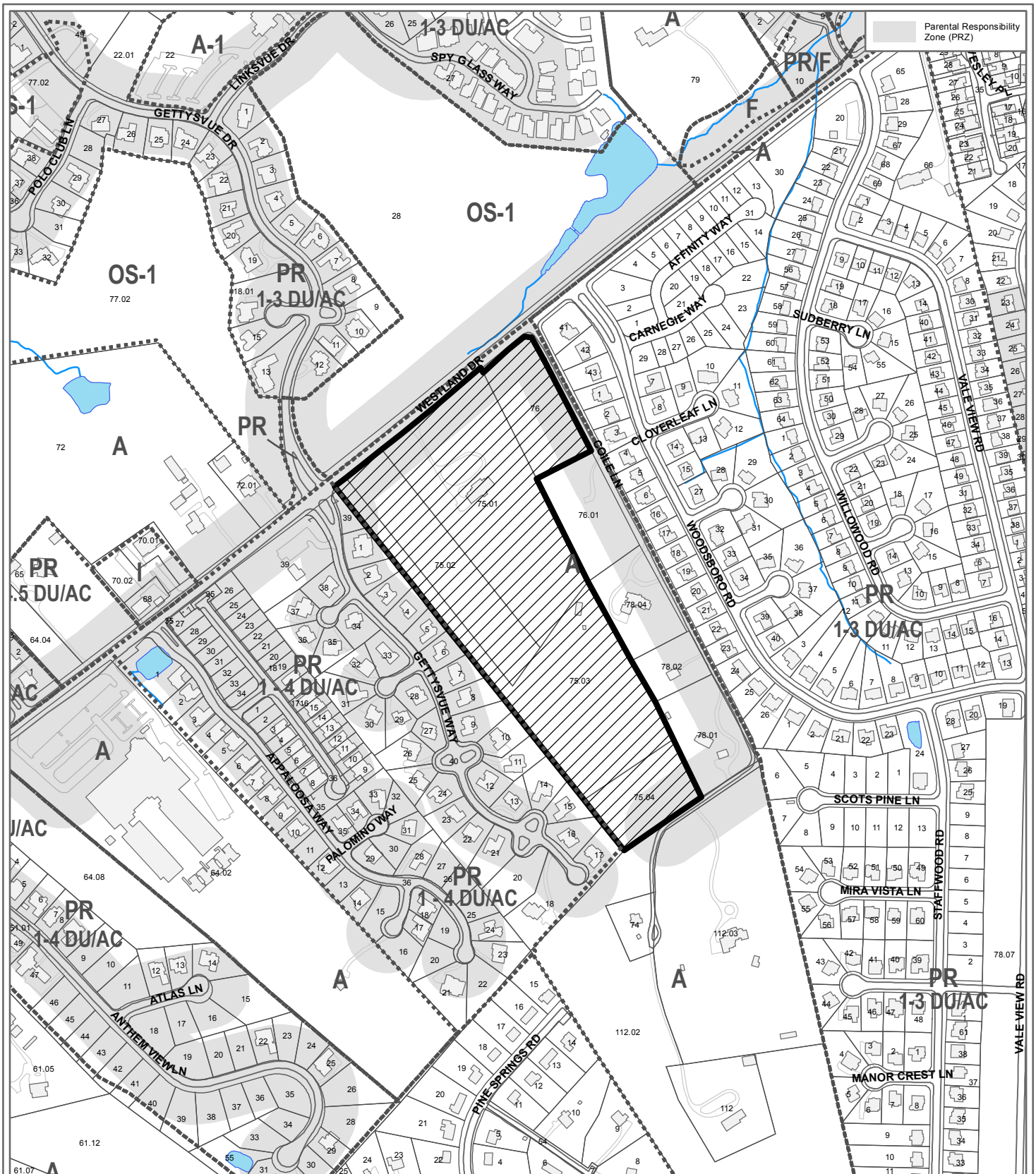
ESTIMATED STUDENT YIELD: 37 (public and private school children, ages 5-18 years)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden 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 concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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



**6-SC-14-C / 6-F-14-UR
CONCEPT PLAN/USE ON REVIEW**



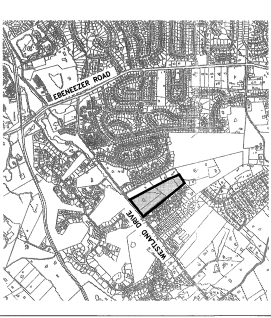
Detached dwellings in PR (Planned Residential) pending

Original Print Date: 5/21/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Volunteer Development
Westland

Map No: 144
Jurisdiction: County





NEIGHBORHOOD MAP

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL CALL AT 1-800-501-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REGULATIONS DURING CONSTRUCTION, SHORING, AND SLOPE CONTROL.
3. CONTRACTOR TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WESTLAND AND THE STATE OF TENNESSEE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRACES AND DISCREPANCIES OR INCONSISTENCIES TO THE ENGINEERING CONTRACT.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SIXTH EDITION, 2003, AS ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
6. ALL UTILITIES TO BE EXPOSED AND RELOCATED IN ACCORDANCE WITH THE CITY OF WESTLAND AND THE STATE OF TENNESSEE.
7. ALL UTILITIES TO BE EXPOSED AND RELOCATED IN ACCORDANCE WITH THE CITY OF WESTLAND AND THE STATE OF TENNESSEE.

PROPERTY NOTES:

1. CLOT 144 PARCELS 79.01, 79.02, 79.03.
2. ZONING PER FENDING ORDINANCES (VERIFIED BY ACTUAL SURVEY).
3. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
4. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
5. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
6. UTILITY AND DRAINAGE EASEMENTS INSIDE BOUNDARY AND PERIMETER OF THE INTERIOR LOT LINES.
7. TOPOGRAPHY TAKEN FROM THIS SURVEY.
8. ENGINEERING AND PUBLIC WORKS.

SETBACKS:

- FRONT: 30 FT.
- SIDE: 5 FT.
- REAR: 15 FT. (25 FT. PERIPHERAL REQUESTED)

VARIANCES REQUESTED:

1. WILL JOIN TO 5' SIDE SETBACK ON ADJOINING LOT.

6-S-C-14-C

6-F-14-U-R

REVISED 7-28-2010

6-5-10

6-5-10

6-5-10

6-5-10

6-5-10

6-5-10

6-5-10

6-5-10

6-5-10

6-5-10

6-5-10

6-5-10

6-5-10

6-5-10

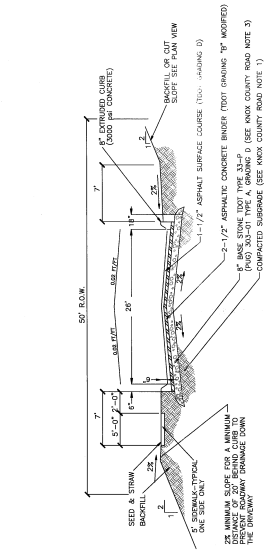
6-5-10

6-5-10

6-5-10

6-5-10

6-5-10



TYPICAL KNOX COUNTY ROAD CROSS SECTION WITH SIDEWALKS

NOT TO SCALE

5' SIDE SETBACK BY 25' PERIPHERAL

15' REAR SETBACK BY 25' PERIPHERAL

25' FRONT SETBACK BY 25' PERIPHERAL

STREET

TYPICAL LOT LAYOUT

NOT TO SCALE

EXISTING UTILITY POLE

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

ROAD F

ROAD G

ROAD H

ROAD I

ROAD J

ROAD K

ROAD L

ROAD M

ROAD N

ROAD O

ROAD P

ROAD Q

ROAD R

ROAD S

ROAD T

ROAD U

ROAD V

ROAD W

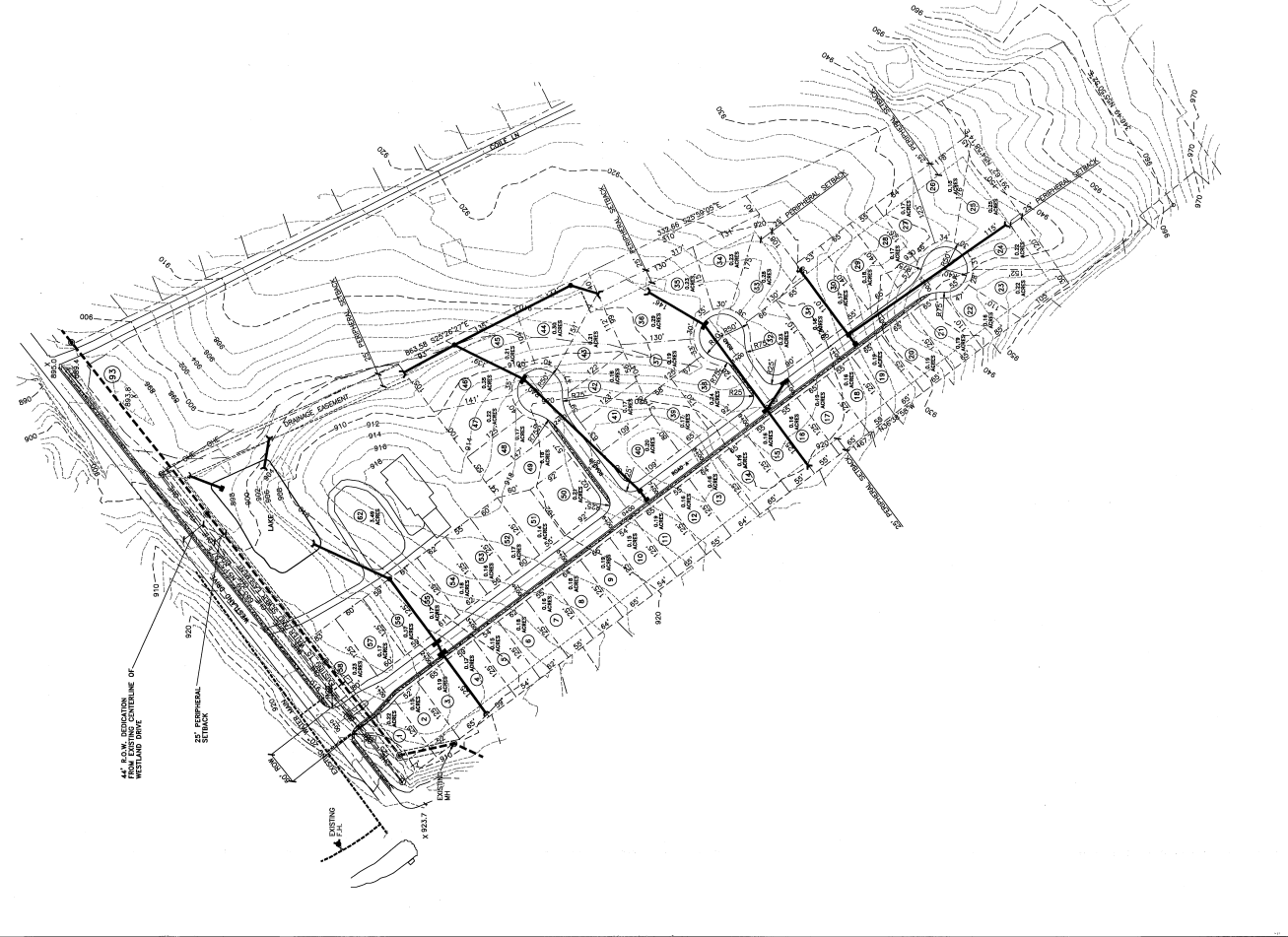
ROAD X

ROAD Y

ROAD Z

ROAD AA

ROAD AB



ENTRANCE DETAIL

NOT TO SCALE

SCALE IN FEET

0 100 200

NOTE: 2' CONTOUR INTERVAL

CERTIFICATION OF CONCEPT PLAN

UNDER THE LAWS OF THE STATE OF TENNESSEE, I

FURTHER CERTIFY THESE PLANS AND ACCOMPANYING

ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX

COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN

FILED WITH THE METROPOLITAN PLANNING COMMISSION.

D. C. Campbell

REGISTERED PROFESSIONAL ENGINEER, LICENSED

UNDER THE LAWS OF THE STATE OF TENNESSEE, I

FURTHER CERTIFY THESE PLANS AND ACCOMPANYING

IDEAL ENGINEERING SOLUTIONS INCORPORATED

IDEAL ENGINEERING SOLUTIONS, INC.
323 Wooded Lane
Knoxville, Tennessee 37922
(865) 735-3575

STOP

NO ALTERATION TO THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

D. C. Campbell

REGISTERED PROFESSIONAL ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE

D. C. Campbell

REGISTERED PROFESSIONAL ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

D. C. Campbell

REGISTERED PROFESSIONAL ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

D. C. Campbell

REGISTERED PROFESSIONAL ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

D. C. Campbell

REGISTERED PROFESSIONAL ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

D. C. Campbell

REGISTERED PROFESSIONAL ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

D. C. Campbell

REGISTERED PROFESSIONAL ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

D. C. Campbell

REGISTERED PROFESSIONAL ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

D. C. Campbell

REGISTERED PROFESSIONAL ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

D. C. Campbell

REGISTERED PROFESSIONAL ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

D. C. Campbell

REGISTERED PROFESSIONAL ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

D. C. Campbell

REGISTERED PROFESSIONAL ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

D. C. Campbell

REGISTERED PROFESSIONAL ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE