



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

▶ **FILE #:** 3-SD-14-C **AGENDA ITEM #:** 9
POSTPONEMENT(S): 3/13/2014 - 4/10/2014 **AGENDA DATE:** 5/8/2014

▶ **SUBDIVISION:** THE LEGENDS OF WESTLAND
▶ **APPLICANT/DEVELOPER:** BELLE INVESTMENT COMPANY, INC.
OWNER(S): Travis Fuller

TAX IDENTIFICATION: 120 N G 00101
JURISDICTION: City Council District 2
STREET ADDRESS:

▶ **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:** 9.08 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:** 22
SURVEYOR/ENGINEER: John Anderson
ACCESSIBILITY: Access is via Bellingham Dr., a local street with a pavement width of 26' within a 50' right-of-way.
▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve radius from 250' to 100' at sta. 0+50, 1+50, 3+00, 5+10 and 7+04 of Bellingham Dr. extended

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant's engineer

COMMENTS:

The applicant is proposed to develop a twenty-two lot subdivision on this 9.08 acre site. This was the ninth concept plan that had been submitted for this site. The previous concept plans have contained lot counts that have ranged between 11 and 21 proposed lots. In addition to the proposed subdivisions, this site has been the subject of seven different zoning applications.

ESTIMATED TRAFFIC IMPACT: 257 (average daily vehicle trips)

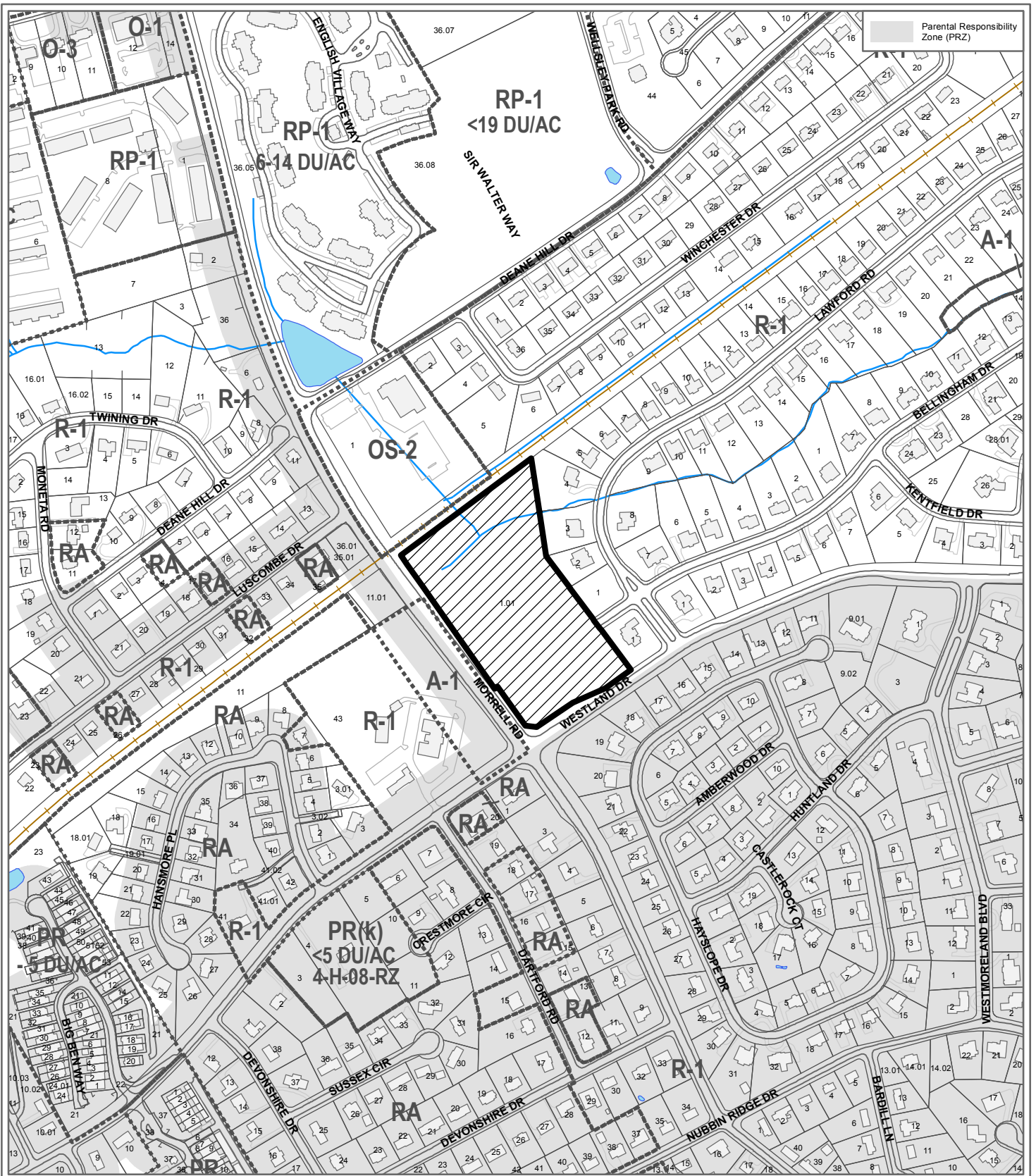
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 9 (public and private school children, ages 5-18 years)

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

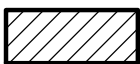
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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.



**3-SD-14-C
CONCEPT PLAN**

Subdivision: The Legends of Westland



Approval of Concept Plan

Map No: 120

Jurisdiction: City

Original Print Date: 2/25/2014
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

