



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT

FILE #: 12-SE-15-C

AGENDA ITEM #: 13

AGENDA DATE: 12/10/2015

SUBDIVISION: ARTISAN ROW
APPLICANT/DEVELOPER: GARY FIELDS, FIELDS AND DREAMS, LLC
OWNER(S): Fields and Dreams, LLC

TAX IDENTIFICATION: 121 I C 018 View map on KGIS

JURISDICTION: City Council District 2

STREET ADDRESS: 6605 Westland Dr

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: 3.07 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: Michael Suttles Land Surveying

ACCESSIBILITY: Access is via Westland Dr., a minor arterial street with a pavement width of 20' within a 50' - 88' right-of-way.

SUBDIVISION VARIANCES REQUIRED: 1. Intersection spacing variance from Artisan Row Way to Craig Rd., from 400' to 259'.
2. Vertical curve variance on Artisan Row Way at STA 0+85.45, from 200' to 120'.

STAFF RECOMMENDATION:

APPROVE variances 1 & 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. 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. Recording the approved legal documents for the establishment of the Joint Permanent Easement (JPE) and JPE maintenance agreement.
6. The homeowners association shall be responsible for the maintenance of the Joint Permanent Easement, stormwater facilities and all other commonly held assets.
7. 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.
8. 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 3.07 acre tract located on the north side of Westland Dr., just west of Craig Rd. into 7 lots. A concept plan (8-SC-13-C) was previously approved for this development on August 8, 2013. The previous concept plan had a total of 7 lots and was to be served by a new public street. The new proposed detached residential subdivision will have access to Westland Dr. by a private JPE. 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 12,054 to 18,433 square feet. The homeowners association will be responsible for the maintenance of the JPE, stormwater facilities and all other commonly held assets.

ESTIMATED TRAFFIC IMPACT: 90 (average daily vehicle trips)

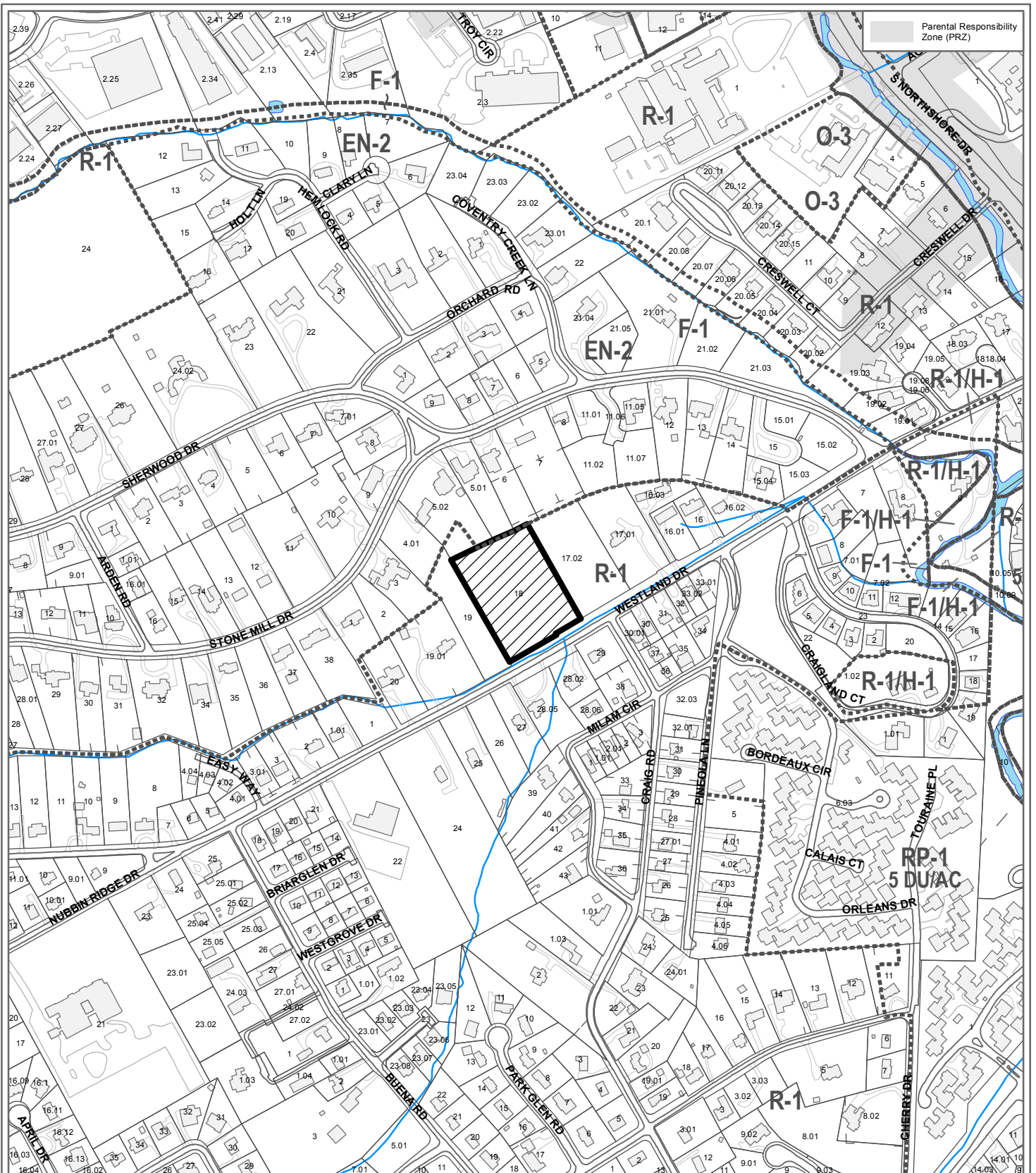
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

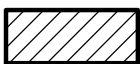
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**12-SE-15-C
CONCEPT PLAN**

Subdivision: Artisan Row

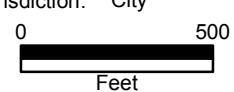


Approval of Concept Plan

Map No: 121

Jurisdiction: City

Original Print Date: 11/20/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I (am, we are) the owner(s) in fee simple of the property and as property owner(s) have an unrestricted right to dedicate right-of-way and or grant easement as shown on this plat

State of _____ County of _____
On this _____ day of _____ 20____
Before me personally appeared _____

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.
Witness my hand and notarial seal, this the _____ day and year above.

Written _____
My commission expires _____

IN THE CITY OF KNOXVILLE AND SEWERED AREAS OF KNOX COUNTY
This is to certify that the subdivision shown hereon is approved subject to installation of sanitary sewers and treatment facilities and that such installation shall be in accordance with state and local regulations.

Date _____
Knox County Health Department

ZONING
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map _____

DATE _____ BY _____

TAXES
This is to certify that all property taxes and assessments due on this property have been paid.

Signed _____ Date _____
City Tax Clerk

Signed _____ Date _____
Knox County Trustee

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference monuments, benchmarks and iron pins in this subdivision in accordance with required standards and specifications with a period not to exceed one year from date of final Plat.

Signed _____ Date _____
Dept. _____ Title _____

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING
The Department of Engineering hereby approves this plat on this the _____ day of _____ 20____

Engineering Director

ADDRESSING DEPARTMENT

I, the undersigned, hereby certify that the name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed _____ Date _____

GUARANTEE OF COMPLETION OF DRAINAGE SYSTEMS

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion and stabilization of all drainage systems as shown on drainage plans which were approved the _____ day of _____ 20____ within a period not to exceed one year from date of approval.

Signed _____ Date _____
Dept. _____ Title _____

CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville - Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

REGISTERED ENGINEER

REGISTERED ENGINEER NO. _____

TENNESSEE CERTIFICATE NO. _____

CERTIFICATION OF FINAL PLAT - CONSTRUCTION INCOMPLETE

I hereby certify that I am a surveyor, licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville - Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission, or for variance for which application has been filed. Bond has been posted to guarantee completion of the indicated monuments and benchmark upon installation of the subdivision.

Surveyor

Tennessee Certificate No. 1452

Surveyor

Tennessee Certificate No. 1452

Michael K. Suttles

ADVANCED LAND SOLUTIONS

3208 TRASTER LANE
PIGEON FORGE, TN 37863
PHONE: (865) 804-4500

CERTIFICATE 8918

VARIANCES:

- INTERSECTION SPACING FROM CRAIG ROAD FROM 400' TO 231' WAS APPROVED BY THE METROPOLITAN PLANNING COMMISSION ON AUGUST 8, 2013.
- VERTICAL CURVE ON ARTISIAN ROW WAY (FORMERLY JOHN LAMBERT LANE) AT STATION 0+85.45 FROM 200' TO 120' APPROVED BY THE METROPOLITAN PLANNING COMMISSION ON AUGUST 8, 2013.

(3-22)
ROSS N. FAIRES, TRUSTEE
CARTREEF SUB.
PLAT-16-9
DEED-200406230117764
TAX ID-1211C00600

(2R2)
MICHAEL B. MILNER
CARTREEF RESUB
PLAT-N-205-D
DEED-200801110052919
TAX ID-1211C00501

(1R-1AR)
SUZANNE T. SCHRIVER & DAVID W. RECHTER
WESTMORELAND HEIGHTS RESUB
PLAT-201508270013138
DEED-201508280013648
TAX ID-1211C00502

(9)
BILL W. PETTY & CHARLOTTE
WESTMORELAND ADDITION
PLAT-13-120
DEED-200011280036428
TAX ID-1211C01900

(1)
0.36 Acres
15,684 SQ.FT.

(2)
0.29 Acres
12,505 SQ.FT.

(3)
0.28 Acres
12,054 SQ.FT.

(4)
0.42 Acres
18,433 SQ.FT.

(5)
0.38 Acres
16,667 SQ.FT.

(6)
0.28 Acres
12,133 SQ.FT.

(7)
0.29 Acres
12,708 SQ.FT.

(8)
0.28 Acres
12,054 SQ.FT.

(COMMON AREA)
0.35 Acres
15,337 SQ.FT.

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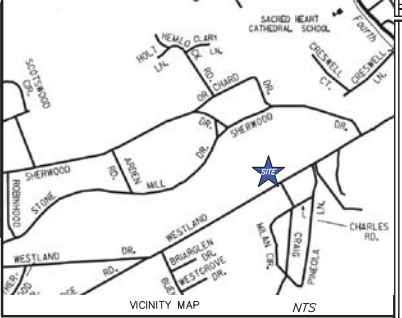
(COMMON AREA)
0.35 Acres
15,337 SQ.FT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	31.32'	28.22'	S15°25'01"W
C2	15.00'	23.56'	21.21'	N74°26'57"W
C3	15.00'	23.56'	21.21'	S15°33'03"W
C4	20.00'	31.51'	28.35'	S74°34'59"E

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UNMONUMENTED POINT
- PROPERTY LINE
- WATER METER
- POWER POLE
- ASPHALT
- SETBACK LINES
- DITCH

LINE	BEARING	DISTANCE
L1	N29°26'57"W	14.75'
L2	N29°26'57"W	15.25'
L3	N60°33'03"E	35.00'
L4	N60°33'03"E	35.00'
L5	S29°26'57"E	14.75'
L6	S29°26'57"E	15.25'
L7	S60°16'59"W	8.65'
L8	S30°31'33"E	6.72'



- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (NAD 83) BASED ON A BEARING OF S60°45'39"W FROM STATION CONTROL NO 0279 TO CONTROL STATION 0280. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
 - PARCEL NUMBERS PERTAIN TO KNOX COUNTY TAX MAPS.
 - UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM FIELD LOCATIONS AND/OR APPROPRIATE GOVERNING AGENCIES AND ARE APPROXIMATE. PRECISE LOCATION OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY.
 - PROPERTY IS ZONED "R-1". BUILDING SETBACK REQUIREMENTS ARE AS PER PLANNING ARE: FRONT 25' SIDE 12' REAR 12'
 - A 5' DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A 10' UTILITY DRAINAGE AND CONSTRUCTION EASEMENT INSIDE OF ROAD RIGHT-OF-WAY AND EXTERIOR LOT LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF THE SANITARY SEWER.
 - THE HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED TO BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASIN AND COMMON AREAS AND IS OF RECORD IN INSTRUMENT #201509220018904 OF KNOX COUNTY REGISTER OF DEEDS.
 - COVENANTS AND RESTRICTIONS ARE OF RECORD IN INSTRUMENT #201509220018904 OF KNOX COUNTY REGISTER OF DEEDS. OF KNOX COUNTY REGISTER OF DEEDS.
 - FOR REFERENCE SEE APPROVED SUBDIVISION CONDITIONS OF APPROVAL AND CONCEPT PLAN MPG FILE 12-SE-15-C.
 - LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
 - SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP PANEL 47093C0267G.

12-SE-15-C
Revised: 11/25/2015

SUBDIVISION PLAT

Artisan Row

3.07 TOTAL ACRES
6605 WESTLAND DRIVE
CITY OF KNOXVILLE WARD 51 BLK 51720
DISTRICT 6 KNOX COUNTY, TENNESSEE
PLAT INSTRUMENT 201508270013138
WARRANTY DEED BOOK 201508280013651
TAX MAP 121I, GROUP C, PARCEL 018.00
SCALE 1" = 40' 26 OCTOBER 2015

SURVEY REQUESTED BY:
FIELDS AND DREAMS, LLC
240 SKYVIEW DRIVE
LENOIR CITY, TN 37772
(865) 654-3911



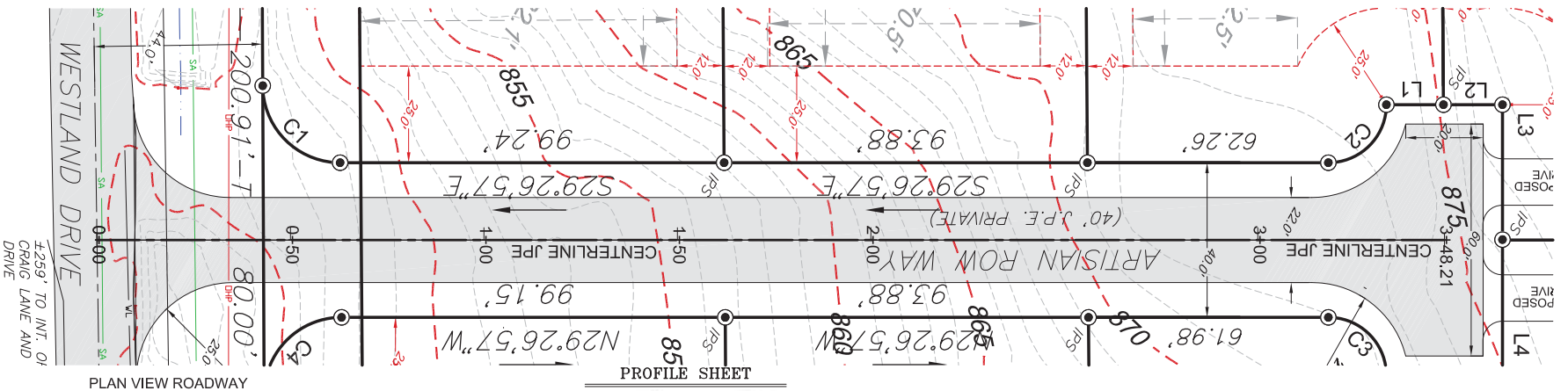
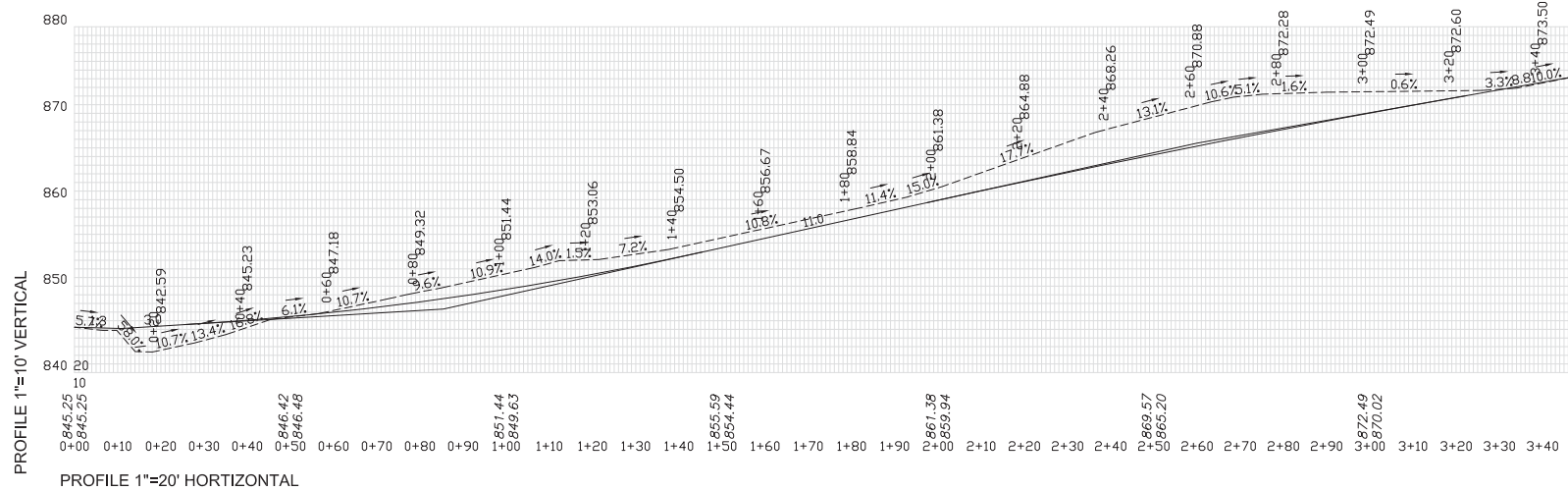
(IN FEET)
1 inch = 40 ft.

NOTES:

1. PROFILE EXISTING GROUND INFORMATION PROVIDED BY SURVEYOR.
2. PROPOSED PROFILE INFORMATION PROVIDED BY SHEET CP2 OF FULGHUM MACINDOE & ASSOCIATES, PROPOSED PROFILE DATA. SEE ENGINEERING SHEET FOR DETAILED DESIGN INFORMATION.

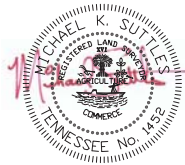
12-SE-15-C

Revised: 11/25/2015



Artisan Row

Michael Suttles
 ADVANCED LAND SOLUTIONS
 3208 TEASTER LANE
 PIGEON FORGE, TN 37863
 PHONE: (865) 804-4500
 COPYRIGHT 2015



3.07 TOTAL ACRES
 6605 WESTLAND DRIVE
 CITY OF KNOXVILLE WARD 51 BLK 51720
 DISTRICT 6 KNOX COUNTY, TENNESSEE
 PLAT INSTRUMENT 201508270013138
 WARRANTY DEED BOOK 201508280013651
 TAX MAP 1211, GROUP C, PARCEL 018.00
 SCALE 1" = 40' 26 OCTOBER 2015

SURVEY REQUESTED BY:
FIELDS AND DREAMS, LLC
 240 SKYVIEW DRIVE
 LENOIR CITY, TN 37772
 (865) 654-3911

