



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

▶ **FILE #:** 3-SA-17-C

AGENDA ITEM #: 17

AGENDA DATE: 3/9/2017

▶ **SUBDIVISION:** WESTLAND COVE

▶ **APPLICANT/DEVELOPER:** CLEARWATER PARTNERS, LLC

OWNER(S): John Huber

TAX IDENTIFICATION: 144 02002 & 02003

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 Emory Church Rd

▶ **LOCATION:** South side of Emory Church Rd., east side of I-140.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking Creek

▶ **APPROXIMATE ACREAGE:** 10.37 acres

▶ **ZONING:** A (Agricultural) & F (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land - PR (Planned Residential)

South: Sinking Creek and vacant land - F (Floodway) & PR (Planned Residential)

East: Vacant land and Sinking Creek - F (Floodway) & PR (Planned Residential)

West: I-140 - OS-1 (Open Space Preservation) & F-1 (Floodway)

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: Nathan Silvus

ACCESSIBILITY: Access is via Emory Church Rd., a minor collector street with a 19' pavement width with a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 6 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Final plat to identify any required right-of-way dedication in compliance with Major Road Plan for Emory Church Rd.(60' right-of-way required).
4. Final plat to include the sight distance easement and restrictions across Lots 2-6 as identified on the Concept Plan.
5. Place a note on the final plat that all lots shall be provided with an on-site driveway turnaround area.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the A (Agricultural) District.

COMMENTS:

The applicant is proposing to subdivide this 10.37 acre tract into six (6) detached residential lots. This property which is zoned A (Agricultural) is located on the south side of Emory Church Rd., and on the east side of I-140. The A (Agricultural) zoning district has a minimum lot size requirement of one acre with a minimum lot width requirement of 100'. All proposed lots have at least one acre of land area above the 813 contour (summer pool level for the lake).

The proposed subdivision includes a sight distance easement area with restrictions along the Emory Church Rd. frontage in order to maintain 480' of sight distance in both directions along Emory Church Road at driveway locations.

ESTIMATED TRAFFIC IMPACT: 78 (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: 4 (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 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.