

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

▶ **FILE #:** 4-I-17-UR **AGENDA ITEM #:** 50  
 POSTPONEMENT(S): 4/13/2017 **AGENDA DATE:** 5/11/2017  
 ▶ **APPLICANT:** **FRED LONG CONSTRUCTION CONCEPTS**  
 OWNER(S): Fred Long Construction Concepts

TAX ID NUMBER: 133 G C 006, 007, 009, 010, 011 [View map on KGIS](#)  
 JURISDICTION: County Commission District 4  
 STREET ADDRESS: 7919 Westland Dr  
 ▶ **LOCATION:** **Northwest side of Westland Dr, northeast of Vicar Ln.**  
 ▶ **APPX. SIZE OF TRACT:** **2.87 acres**  
 SECTOR PLAN: West City  
 GROWTH POLICY PLAN: Urban Growth Area  
 ACCESSIBILITY: Access is via Westland Dr., a major collector street with 22' of pavement width within a 56' right-of-way.  
 UTILITIES: Water Source: First Knox Utility District  
 Sewer Source: First Knox Utility District  
 WATERSHED: Ten Mile Creek

▶ **ZONING:** **PR (Planned Residential) 1-8 du/ac**  
 ▶ **EXISTING LAND USE:** **Detached houses**  
 ▶ **PROPOSED USE:** **Attached residential development**  
 7.3 du/ac  
 HISTORY OF ZONING: Property was rezoned from RA to PR 1-8 du/ac in 2004 (2-J-04-RZ).  
 SURROUNDING LAND USE AND ZONING: North: Houses, railroad right-of-way / RA (Low Density Residential)  
 South: Detached and attached houses / RA (Low Density Residential) & PR (Planned Residential)  
 East: Houses / RA (Low Density Residential)  
 West: Houses / RA (Low Density Residential)  
 NEIGHBORHOOD CONTEXT: These properties are part of older single family housing that has developed along this section of Westland Dr. within RA and R-1 zones, with more recent residential development in the area being townhouses built within PR zoning.

**STAFF RECOMMENDATION:**

- ▶ **APPROVE the Development Plan for the 21 unit multi-dwelling development and the reduction of the peripheral setback from 35' to 25' along the northeast development boundary, subject to 5 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. Installing the driveway with a 4 percent superelevation and the required transitions at the 75-foot radius

curves, providing sight distance easements through the curves as required by the Knox County Department of Engineering and Public Works during design plan review, and posting the speed limit as 20 mph.

4. Removing all references to variances requested specifically related to the driveway design and location.
5. 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 proposed 21 unit multi-dwelling development includes 10 duplex style attached residence and 1 detached residence. This will be a condominium development with all the dwellings being located on the same lot. Each dwelling unit will include a two car garage.

Since this is a condominium development, the access to each unit is provided by a driveway that does not have to meet the design standards for public and private roads. However, the driveway must be drivable, which is the purpose of condition #3. The proposed driveway does not meet the minimum public and private road design standards and would not be acceptable as a public street if proposed to be so in the future.

#### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed multi-dwelling development at a density of 7.3 du/ac is compatible with the scale and intensity of development in this area, particularly on the south side of Westland Dr. The Westland Forest subdivision to the southwest is developed at approximately 4.5 du/ac in the PR zone that allows up to 6 du/ac, and the Highland Point development is developed at approximately 5 du/ac in the PR zone that allows up to 8 du/ac.
3. The applicant has requested a peripheral setback reduction from 35' to 25' on the northeast boundary of the development. About two-thirds of this boundary is shared with a lot owned by the developer and the remaining boundary is shared with the rear lot line for a house that faces east. The only detached residential unit in the proposed development (unit 17) is located adjacent to this rear lot line of this house that faces east.

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

1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a major collector street.
3. The proposed residential development at a density of 7.3 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 8 du/ac (2-J-04-RZ).

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The West City Sector Plan was adopted in August 2007 and proposes low density residential (LDR) development for this site, however, when the property was rezoned in 2004 to PR up to 8 du/ac, the sector plan was amended to allow medium density residential (MDR) uses. At that time MPC staff recommended approval of MDR because it was adjacent to other PR zoned property and it was the opinion of staff that townhouse (or attached) residences were appropriate for this location as it would be an expansion of the existing uses immediately to the south (across Westland Dr). Being that the property was rezoned by County Commission with a sector plan plan amendment to MDR, a development for this site can be considered up to 8 du/ac in accordance with the approved zoning.
2. This site is located within the City of Knoxville Urban Growth Boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 247 (average daily vehicle trips)

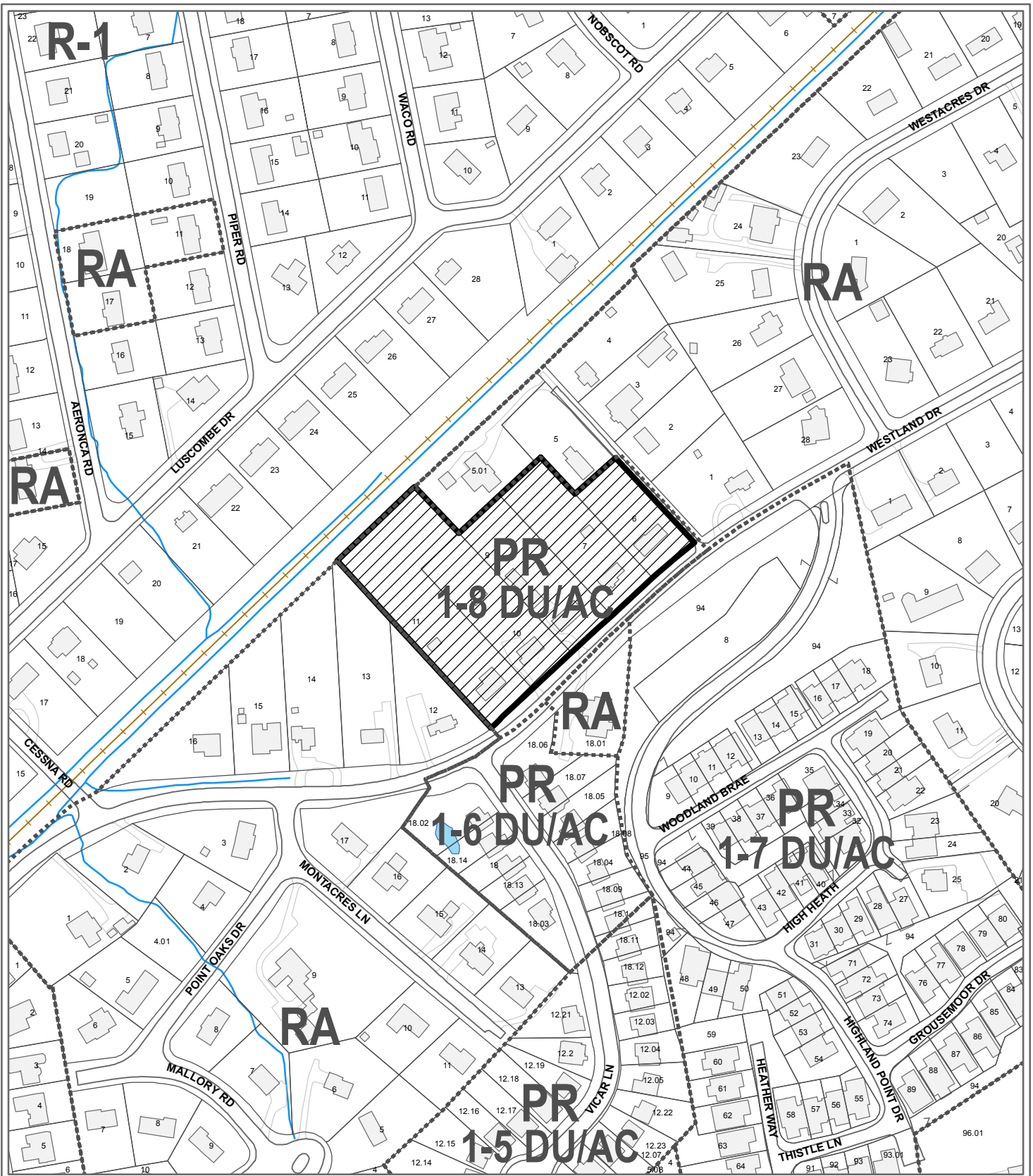
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Rocky Hill 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 the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**4-I-17-UR  
USE ON REVIEW**



Attached and detached residential dwellings in PR (Planned Residential) 1-8 du/ac

Original Print Date: 3/14/2017

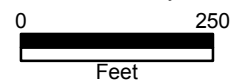
Revised:

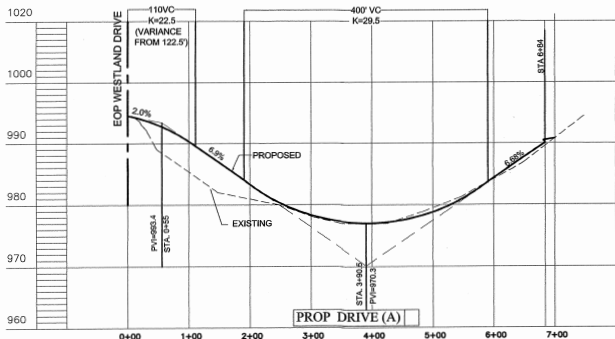
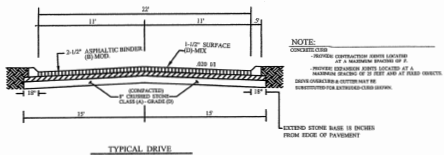
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Fred Long Construction Concepts

Map No: 133

Jurisdiction: County





SCALE ----- HORIZONTAL 1.0" = 100.00'  
 VERTICAL 1.0" = 10.0'

**VARIANCE REQUEST:**

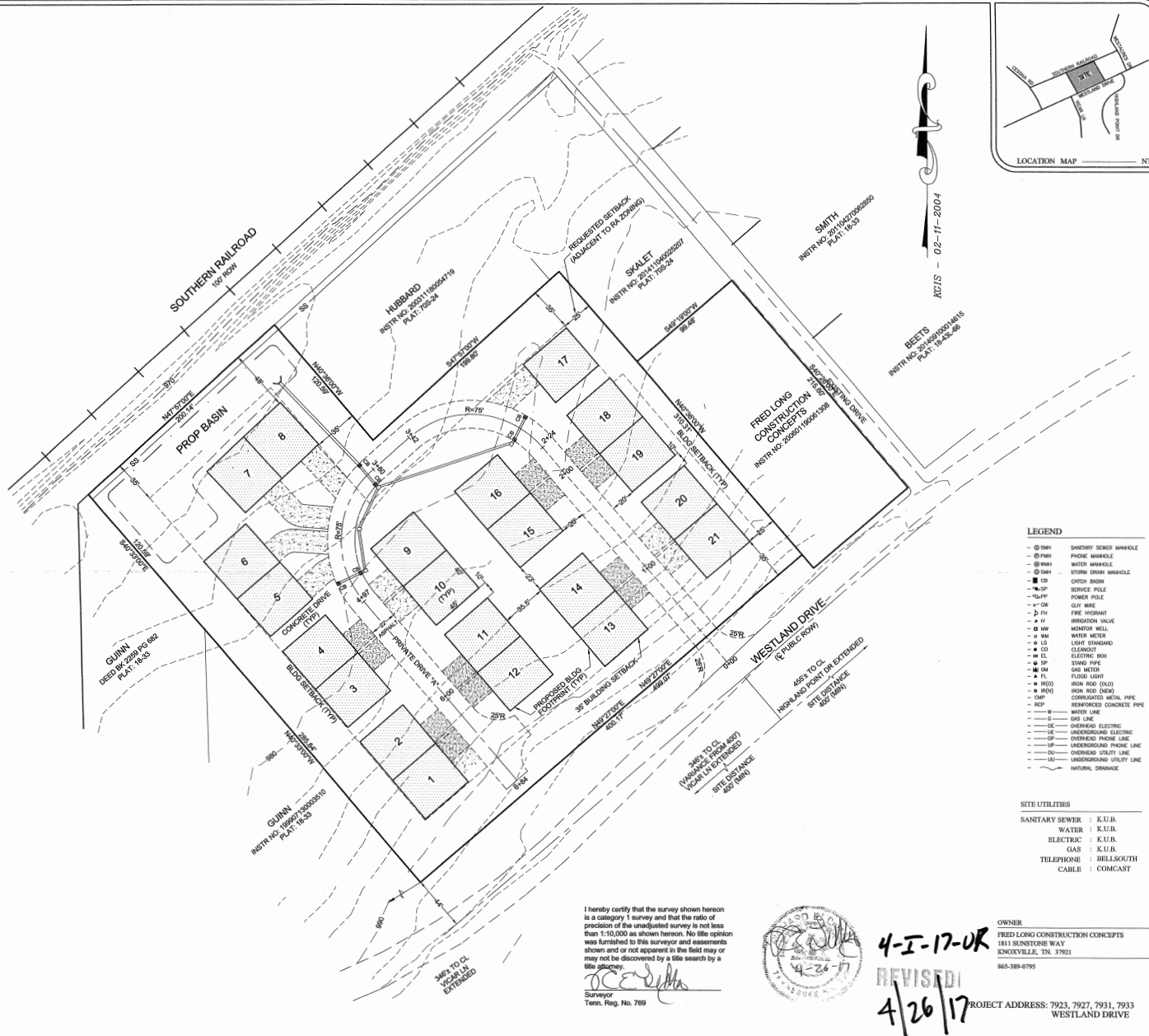
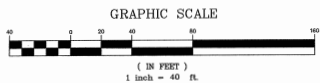
1. INTERSECTION SEPARATION FROM 400' TO 340'.
2. VERTICAL CURVE FROM 122.5' TO 110'.
3. HORIZONTAL CURVE RADIUS FROM 100' TO 75' STA 2+24.
4. HORIZONTAL CURVE RADIUS FROM 100' TO 75' STA 3+80.
5. HORIZONTAL CURVE TANGENT SEPARATION FROM 50' TO 38'.

**ZONED PR (PLANNED RESIDENTIAL) / SETBACKS**

- FRONT YARD: 20' FROM EOP
- SIDE YARD: 5'
- REAR YARD: 15'
- PERIPHERAL: 35' (UNLESS OTHERWISE NOTED ON PLAN)

**SITE NOTE**

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES.
- DEED REFERENCE: 200601190001309, 200402180006108, 2006011900061312, 2006011900061312
- PROPERTY SHOWN ON CLT 133 DC PARCELS 07.09.010, & 011
- PROPERTY ZONED: PR (1-4 DUAC)
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
- TOTAL LOTS: 1
- TOTAL AREA: 2.87 ACRES (12,5017 SQFTs) (7.3 AC)
- BUILDING COVERAGE: 30.24%
- NO INTERIOR LOT LINES ARE BEING CREATED.



REGIS - 02-11-2004

- LEGEND**
- @ S&B SWIREY SENIOR WAREHOUSE
  - @ F&H PHONE WAREHOUSE
  - @ B&M WATER WAREHOUSE
  - @ S&B STORM DRAIN WAREHOUSE
  - @ CR CRACK SIGN
  - @ S&P SERVICE POLE
  - @ P&P POWER POLE
  - @ C&W C&W WIRE
  - @ F&I FIRE HYDRANT
  - @ I&V IRRIGATION VALVE
  - @ H&W HANDHOLE
  - @ W&M WATER METER
  - @ L&E LIGHT STANDARD
  - @ C&D CLEANOUT
  - @ E&B ELECTRIC BOX
  - @ S&P STAND PIPE
  - @ G&M GAS METER
  - @ F&L FLOOD LIGHT
  - @ H&R HD IRON ROD (OLD)
  - @ H&R HD IRON ROD (NEW)
  - @ C&M CORRUGATED METAL PIPE
  - @ R&P REINFORCED CONCRETE PIPE
  - @ W&L WATER LINE
  - @ G&S GAS LINE
  - @ E&L UNTERGROUND ELECTRIC
  - @ U&E UNTERGROUND ELECTRIC
  - @ U&P UNTERGROUND PHONE LINE
  - @ U&U UNTERGROUND UTILITY LINE
  - @ N&D NATURAL DRAINAGE

- SITE UTILITIES**
- SANITARY SEWER : K.U.B.
  - WATER : K.U.B.
  - ELECTRIC : K.U.B.
  - GAS : K.U.B.
  - TELEPHONE : BELLSOUTH
  - CABLE : COMCAST

I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.

*[Signature]*  
 Surveyor  
 Tenn. Reg. No. 769



**4-I-17-0K**  
**REVISED**  
**4/26/17**

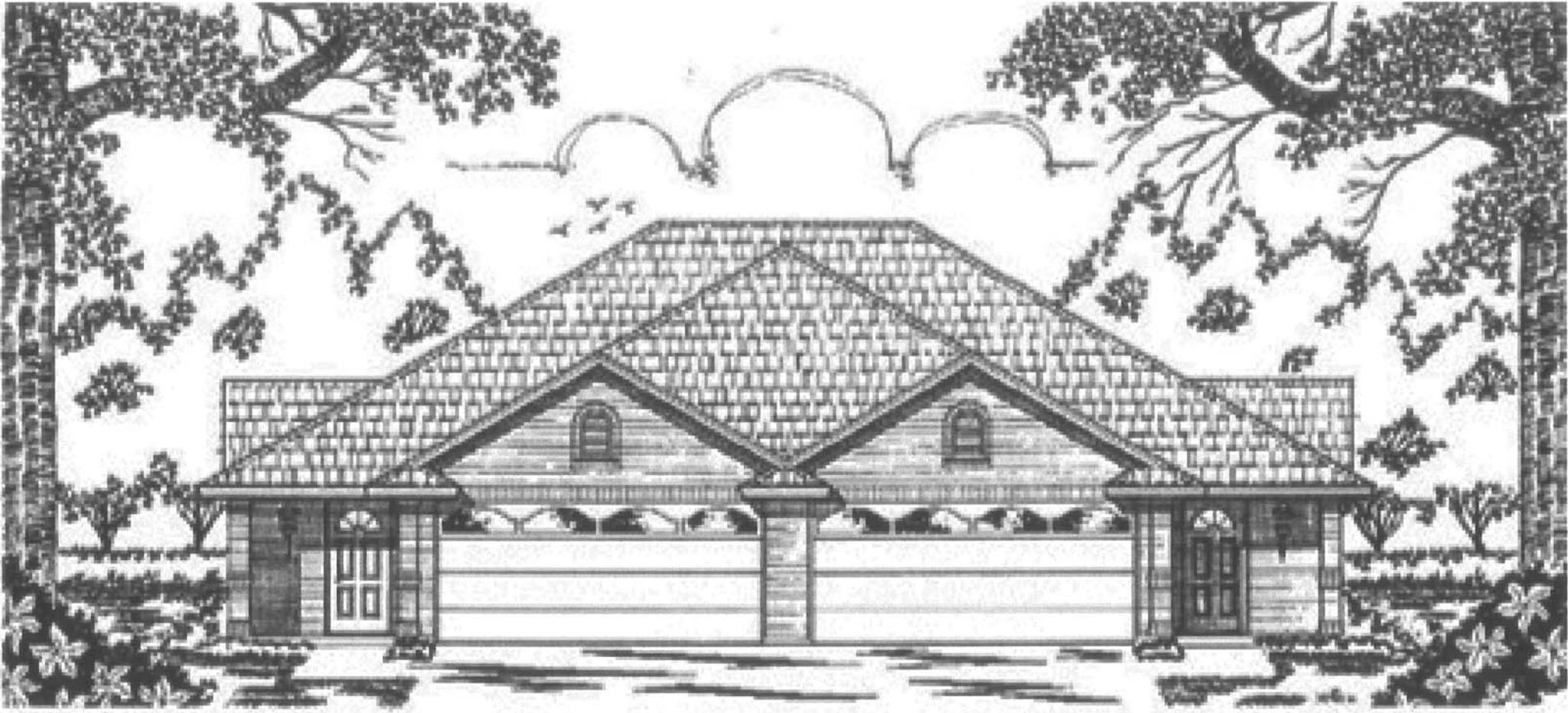
OWNER:  
 FRED LONG CONSTRUCTION CONCEPTS  
 1811 SUNSTONE WAY  
 KNOXVILLE, TN. 37921  
 865-389-0795

PROJECT ADDRESS: 7923, 7927, 7931, 7933 WESTLAND DRIVE

**LeMAY AND ASSOCIATES**  
 CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213  
 10816 KINGSTON PIKE  
 KNOXVILLE, TENNESSEE 37922

DEVELOPMENT PLAN		SHEET 1 OF 1	
<b>WESTLAND WOODS</b>			
DISTRICT 6 * WARD 5 * CITY BLOCK 47684 CITY OF KNOXVILLE * KNOX COUNTY * TENNESSEE			
DRAWN BY: REL jr	APPROVED BY: REL	DATE: 02-24-2017	SCALE: 1" = 40'
REVISIONS: 03-27-2017 04-19-2017		DRAWING NUMBER: 4430	



4-I-17-UR  
3-29-2017

## Use on Review Development Plan

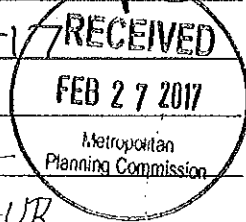
Name of Applicant: Fred Long Construction Concepts

Date Filed: 2-27-17 Meeting Date: 4-13-17

Application Accepted by: \_\_\_\_\_

Fee Amount: — File Number: Development Plan —

Fee Amount: 1200.00 File Number: Use on Review 4-I-17-UR



**PROPERTY INFORMATION**

Address: 7919, 7923, 7927, 7931, 7933  
 General Location: Westland Drive

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Tract Size: 3.83 ac No. of Units: 26  
 Zoning District: PR  
 Existing Land Use: Residential

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Planning Sector: \_\_\_\_\_  
 Sector Plan Proposed Land Use Classification:  
West City  
 Growth Policy Plan Designation: \_\_\_\_\_  
 Census Tract: 44.03  
 Traffic Zone: 161  
 Parcel ID Number(s): 133-637, 9, 10, & 11  
 Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 6 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: Fred Long Construction Concepts  
 Company: Fred Long Construction Concepts  
 Address: 1830 Sun Stone Way  
 City: Knoxville State: TN Zip: 37922  
 Telephone: 389-0795  
 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
 Name: Richard LeMay  
 Company: LeMay + Associates  
 Address: 10816 Kingston Pike  
 City: Knoxville State: TN Zip: 37934  
 Telephone: 671-0183  
 Fax: 671-0213  
 E-mail: rlemay@lemayassociates.com

**APPROVAL REQUESTED**

Development Plan:  Residential  Non-Residential  
 Home Occupation (Specify Occupation)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Other (Be Specific)  
 \_\_\_\_\_  
 \_\_\_\_\_

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: RCE LeMay

PLEASE PRINT  
 Name: Richard LeMay  
 Company: LeMay Associates  
 Address: 10816 Kingston Pike  
 City: Knoxville State: TN Zip: 37934  
 Telephone: 671-0183  
 E-mail: rlemay@lemayassociates.com

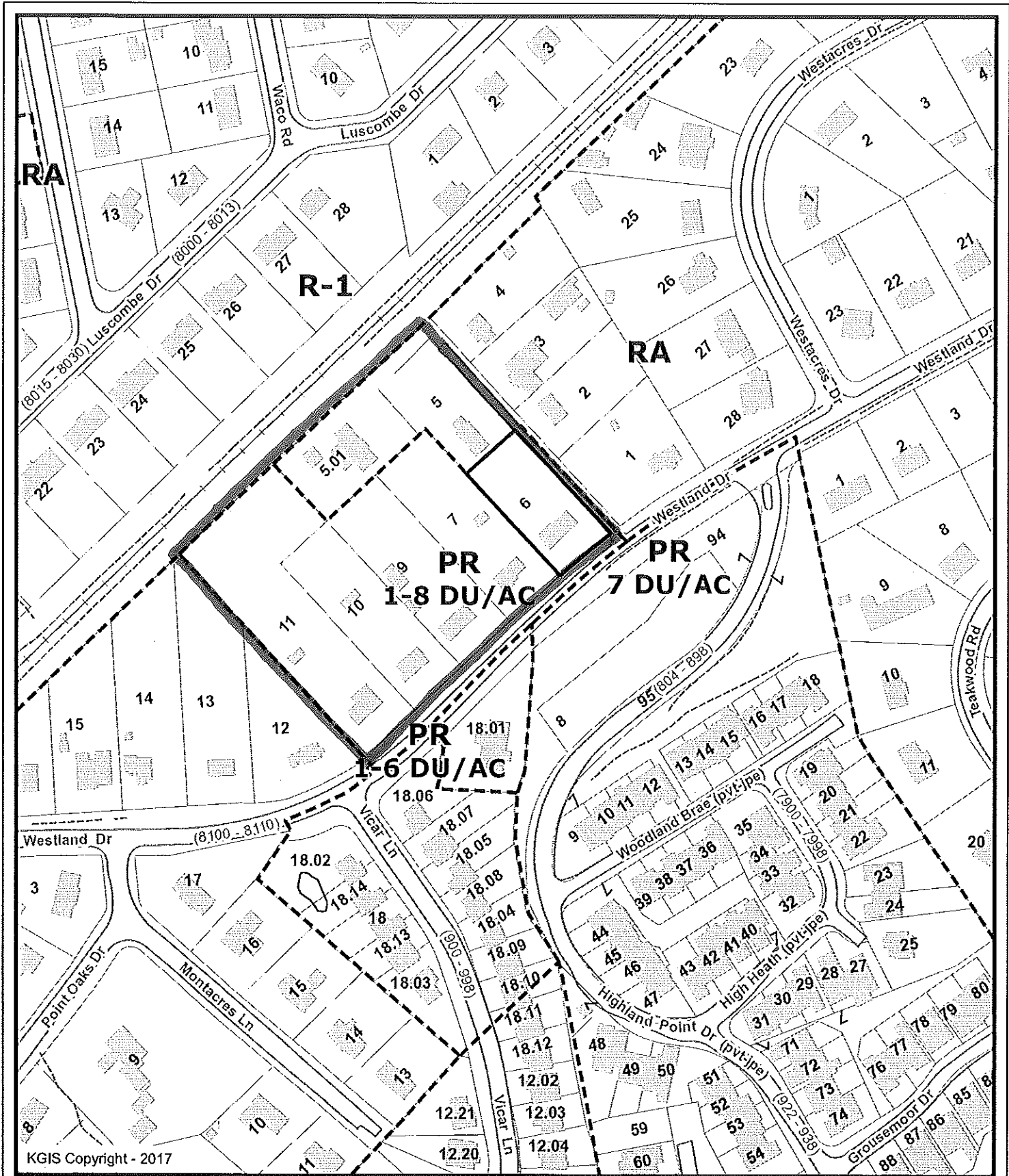
**SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please Sign In Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
Fred Long Construction Concepts	1830 Sunstone Way	Knoxville TN		37922	✓	

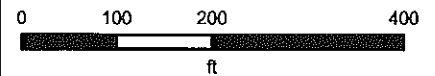




Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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