

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

▶ **FILE #:** 4-SD-17-C **AGENDA ITEM #:** 14
 4-K-17-UR **AGENDA DATE:** 5/11/2017

POSTPONEMENT(S): 4/13/2017

▶ **SUBDIVISION:** WESTLAND OAKS
 ▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC
 OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 154 001 & 002 [View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 9900 Westland Dr

▶ **LOCATION:** South side of Westland Dr., east of Andover View Ln.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking Creek

▶ **APPROXIMATE ACREAGE:** 43.38 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences - A (Agricultural), RA (Low Density Residential) & PR (Planned Residential)
 South: Residences - RA (Low Density Residential)
 East: Residences and vacant land - PR (Planned Residential)
 West: Vacant land - A (Agricultural)

▶ **NUMBER OF LOTS:** 74

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Westland Dr., a minor arterial street with 23' of pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Variance to reduce the intersection right-of-way radius for the intersection of Road A and Westland Dr., from 25' to 0'.
2. Variance to reduce the distance between the centerline of intersections of Road A and Andover View Ln. on Westland Dr., from 400' to 372'.
3. Variance to reduce the horizontal curve for the pavement centerline of Road A at STA 0+00, from 250' to 150'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's shape and access location restrict compliance with the Subdivision Regulations and the proposed variances 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 (Ord 91-1-102).
3. Obtaining off-site grading and slope easements if needed for the construction of Road A from Westland Dr. south to the south side of the stream where the property widens out. This item shall be addressed during the design plan stage of the subdivision.
4. Obtaining the additional property from Tax Parcel 154 00202 (property on the west side of Road A) in the area of the stream crossing so that adequate right-of-way will be available on the west side of the edge of pavement for Road A. This item shall be addressed during the design plan stage of the subdivision.
5. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
6. During the design plan stage of the subdivision review the applicant shall work with the Knox County Department of Engineering and Public Works and Planning Commission staff to minimize the clearing and grading of the common areas identified on the concept plan. When the grading and stormwater plans are finalized, a plan shall be prepared that identifies the areas within the common area that are to remain as undisturbed areas. The area to remain undisturbed shall be identified on the final plat for the subdivision. Minor clearing may be allowed in this area for a passive trail system. The boundary for the undisturbed areas shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and the Tennessee Valley Authority, for crossing the blueline stream on the property.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and drainage system.
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 Development Plan for up to 74 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' for Lots 9-20 and 44-53, 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 zone and the other criteria for approval of a Use on Review.

COMMENTS:

On December 19, 2016 the Knox County Commission approved the rezoning of this site from A (Agricultural) to PR (Planned Residential) at a density of up to 3 dwellings per acre. Based on the listed acreage of the two tracts of 43.38 acres, residential development of up to 130 dwelling units could be considered for this property. The applicant has submitted a concept plan for 74 lots on the eastern portion of the property (23.59 acres) for a site specific density of 3.14 du/ac. The overall density with the first phase of the residential development is 1.71 du/ac.

This site is located on the south side of Westland Dr., approximately 0.4 miles west of the I-140/Westland Dr. interchange. The only access to this site is a narrow strip of land that accesses Westland Dr. at an 80 degree angle and makes another angular turn in the vicinity of the stream crossing just prior to the property widening out.

At the Planning Commission's April 13, 2017 meeting, the Planning Commission postponed action on this request because of the two different plans that had been submitted for consideration and staff's recommendation that they did not have adequate information on which to make a recommendation.

Following the Planning Commission meeting, the applicant submitted a revised concept plan prepared by Fulghum MacIndoe & Associates, Inc. This plan, while following the general street layout of the original plan, has clustered the lots along the streets allowing for the creation of common area that will protect some of the steeper portions of the site. With the new layout, Planning Commission staff felt that the new design would qualify for consideration of the Hillside and Ridgeway Protection Area Development Standards of Section 69-10

of the Minimum Subdivision Regulations. These provisions allow consideration of a reduction of the street right-of-way from 50' to 40', and a reduction of the minimum pavement width from 26' down to 20'. The proposed plan includes a design with a 22' pavement width within a 40' right-of-way.

The new layout with the reduction of the right-of-way and pavement width has allowed the applicant to reduce the amount of site grading and clearing so that 5.51 acres (23%) of the 23.59 acre site remain undisturbed. The new layout has also reduced the number of lots that back up to lots in the adjoining subdivisions.

While working with the applicant on utilizing the hillside and ridgetop protection standards that allows the reduction of the street pavement width, the concept plan was revised to include sidewalks on one side of Streets A and B. The reduction of the street width will impact the availability of on-street parking.

With this proposed plan, in those areas that the rear lot line for the lots is less than 20' from the external property line, the peripheral setback would be less than 35'. This layout would require the peripheral setback for Lots 9-20 and 44-53 to be reduced to a minimum distance of 25'. The rear yard setback for RA (Low Density Residential) property is 25'.

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 low density residential development at a density of 1.71 du/ac is compatible with the scale and intensity of recent development that has occurred in this area.
3. The applicant has laid out the development to stay off of some of the steeper portions of the site. The concept plan has included these steeper area within common area, and with the recommended conditions, those areas will be protected from development.

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 minor arterial street.
3. The proposed residential development at a density of 1.71 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 3 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes low density residential development for this site. The proposed development at a density of 1.71 du/ac is consistent with the sector plan.
2. The majority of this site is located within the hillside protection area. The proposed concept plan includes 5.51 acres (23%) in common areas. The majority of that area includes the steeper portions of the site. Staff is recommending a condition that clearing and grading be restricted in those areas.
3. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 747 (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.

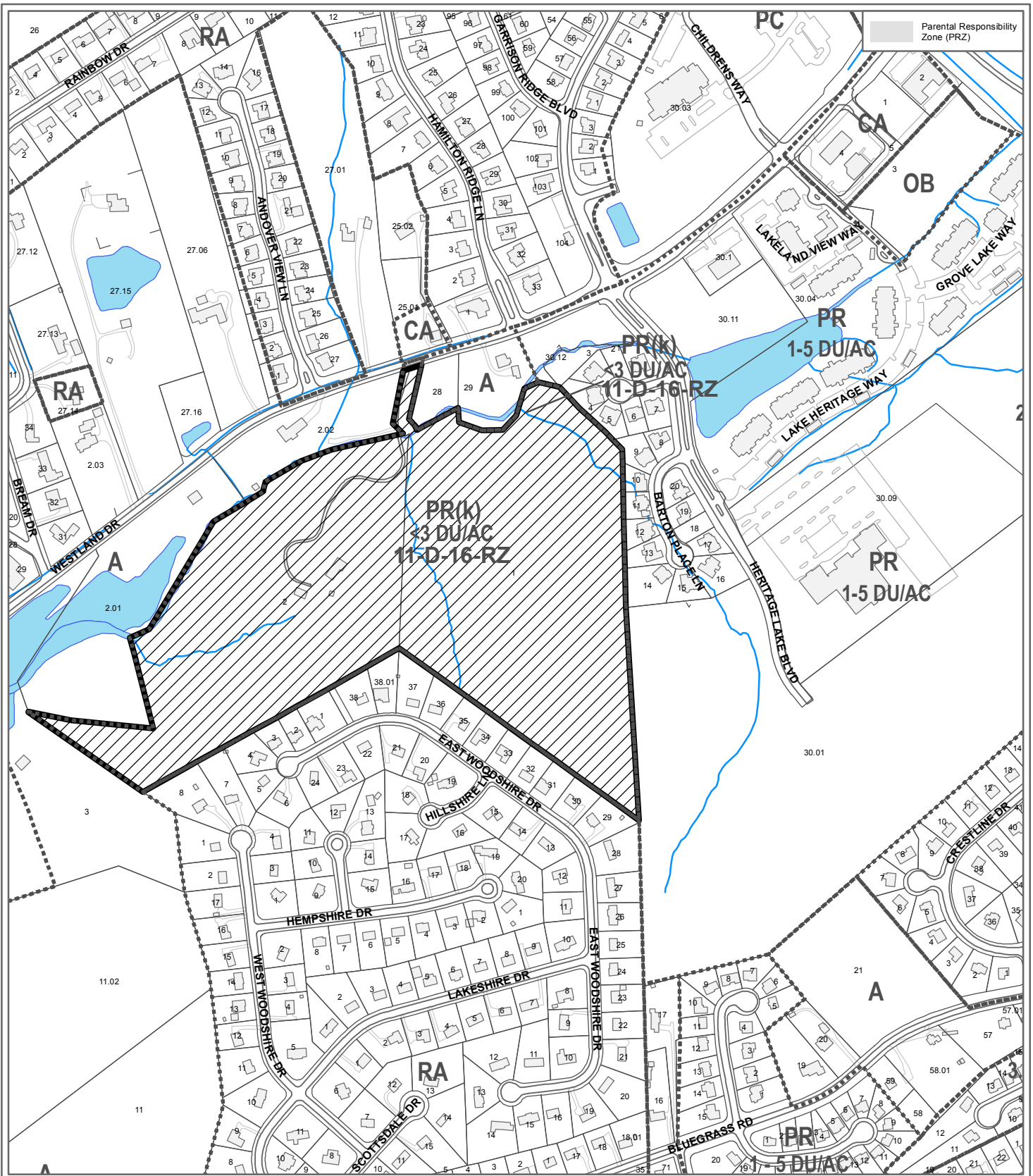
ESTIMATED STUDENT YIELD: 46 (public and private school children, ages 5-18 years)

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

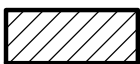
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**4-SD-17-C / 4-K-17-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential) (k)

Original Print Date: 3/14/2017

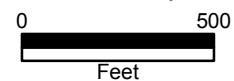
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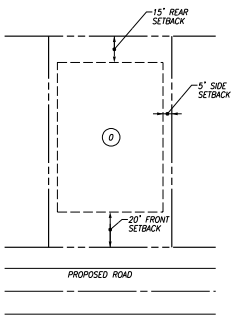
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Mesana Investments, LLC
Westland Oaks

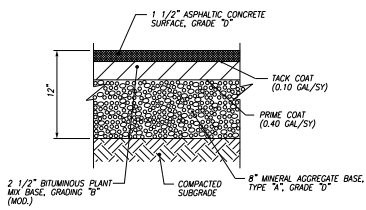
Map No: 154

Jurisdiction: County

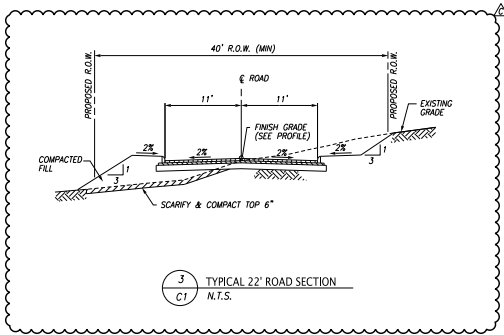




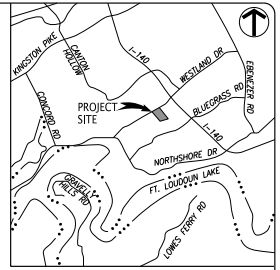
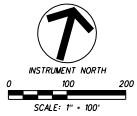
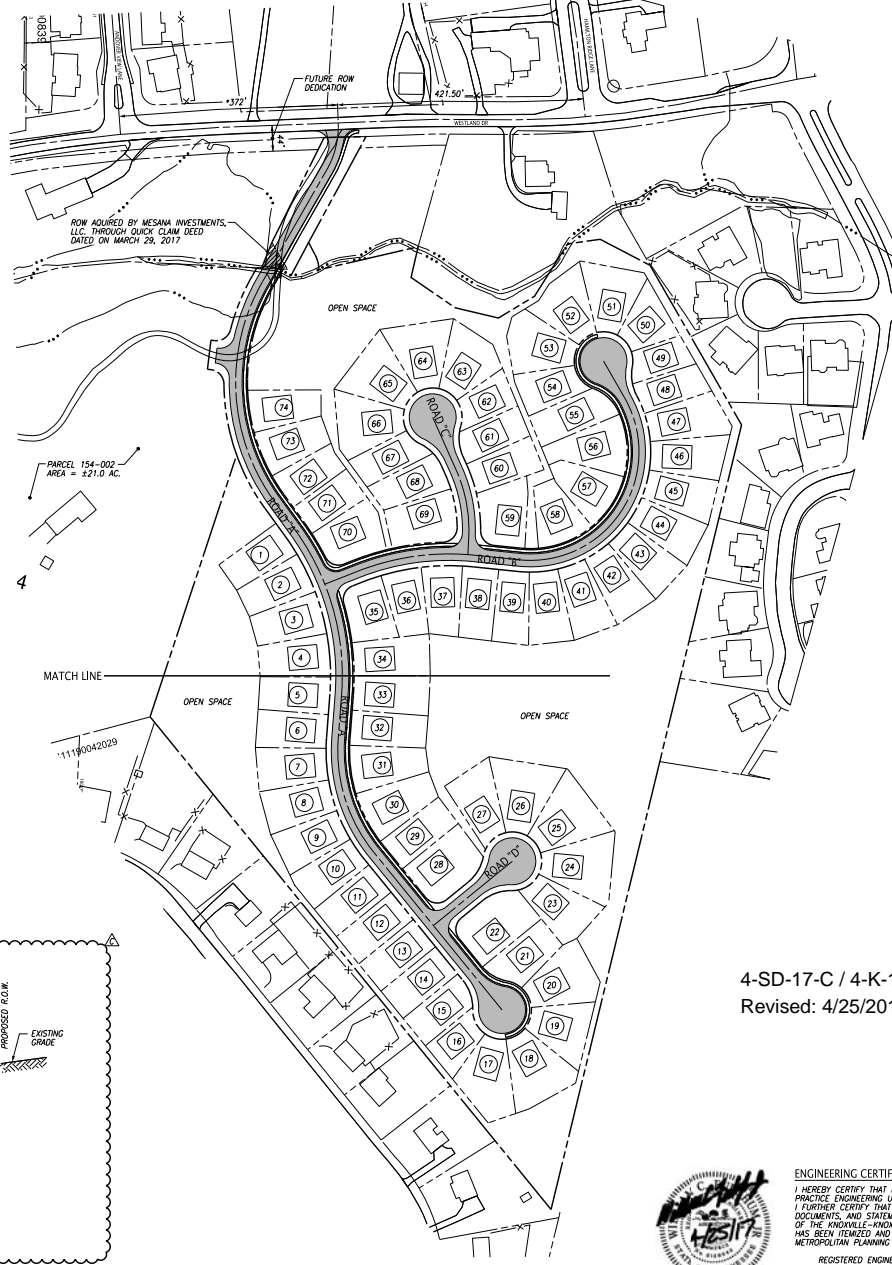
1 TYPICAL INTERIOR LOT
C1 N.T.S.



2 ASPHALT PAVEMENT SECTION
C1 N.T.S.



3 TYPICAL 22' ROAD SECTION
C1 N.T.S.



GENERAL NOTES:

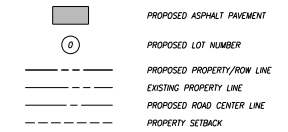
1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM AS-BUILT EXISTING CONTOURS ARE AT 2'-FT. INTERVALS.
2. PROPERTY CONCERNED REFLECTS PARCELS 154 001 & 154 002 AS SHOWN IN KNOX COUNTY CLT MAP 154. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL ZONE. TOTAL AREA = 43.5± AC.
- OWNER: MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939
3. BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE AND 15'-FT. IN REAR.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5/0 PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
6. PROPOSED IMPROVEMENTS INCLUDE 22' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
7. PROJECT ASSIGNED MPC FILE NUMBERS 4-SD-17-C AND 4-K-17-UR.
8. SITE DISTANCE FOR ROAD "A" AND WESTLAND DRIVE HAS BEEN FIELD VERIFIED TO BE GREATER THAN 400'.
9. ALLOWABLE DENSITY FOR PROPERTY IS 3 DU/AC. THE PROPOSED DENSITY IS 74 DU/ 43.5 AC. = 1.70 DU/AC.

VARIANCE REQUESTS:

1. REDUCE INTERSECTION RIGHT-OF-WAY RADIUS AT ROAD "A" AND WESTLAND DRIVE FROM 25' TO 0'.
2. REDUCE DISTANCE BETWEEN INTERSECTIONS OF THE CENTERLINES OF ROAD "A" AND ANDOVER VIEW LAKE FROM 400' TO 372'.
3. BUILDING SIDE SETBACKS ON LOTS GREATER THAN 10% FROM 10' TO 5'.
4. INCREASE MAXIMUM GRADE AT INTERSECTIONS FROM 1.00% TO 3.00%.
5. REDUCE PAVEMENT WIDTH FROM 26' TO 22' WIDE PER THE HILLSIDE AND RIDE/STOP PROTECTION PLAN GUIDELINES.
6. REDUCE P.O.W. FROM 50' TO 40' PER THE HILLSIDE AND RIDE/STOP PROTECTION PLAN GUIDELINES.
REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250' TO 150'.

UTILITY OWNERS:

- WATER & SEWER**
FIRST UTILITY DISTRICT (FUD)
122 DURWOOD ROAD
KNOXVILLE, TN 37922
CONTACT: MR. TROY WEDEKIND
OFFICE PHONE: 865.777.2504
- ELECTRIC**
LENDOR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENDOR CITY, TN 37771
CONTACT: MR. WAY WAINES
OFFICE PHONE: 865.986.6591
- GAS**
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 5801
KNOXVILLE, TN 37920-9017
CONTACT: MR. CHRIS MCCORMACK
OFFICE PHONE: 865.508.2123
- TELEPHONE**
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MS. WICKIE DALEY
OFFICE PHONE: 865.539.8571



4-SD-17-C / 4-K-17-UR
Revised: 4/25/2017



ENGINEERING CERTIFICATION:
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 THE 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 WILLIAM C. FULGHUM, JR., P.E.
TENNESSEE CERTIFICATE NO. 0100940



PRELIMINARY NOT FOR CONSTRUCTION

WESTLAND OAKS SUBDIVISION
WESTLAND DRIVE
KNOXVILLE, TENNESSEE 37934

MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939
CONTACT: MR. SCOTT DAVIS
TELEPHONE NO.: 865.693.3356
EMAIL: svd444@gmail.com

CONCEPT PLAN

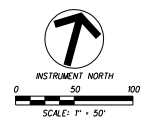
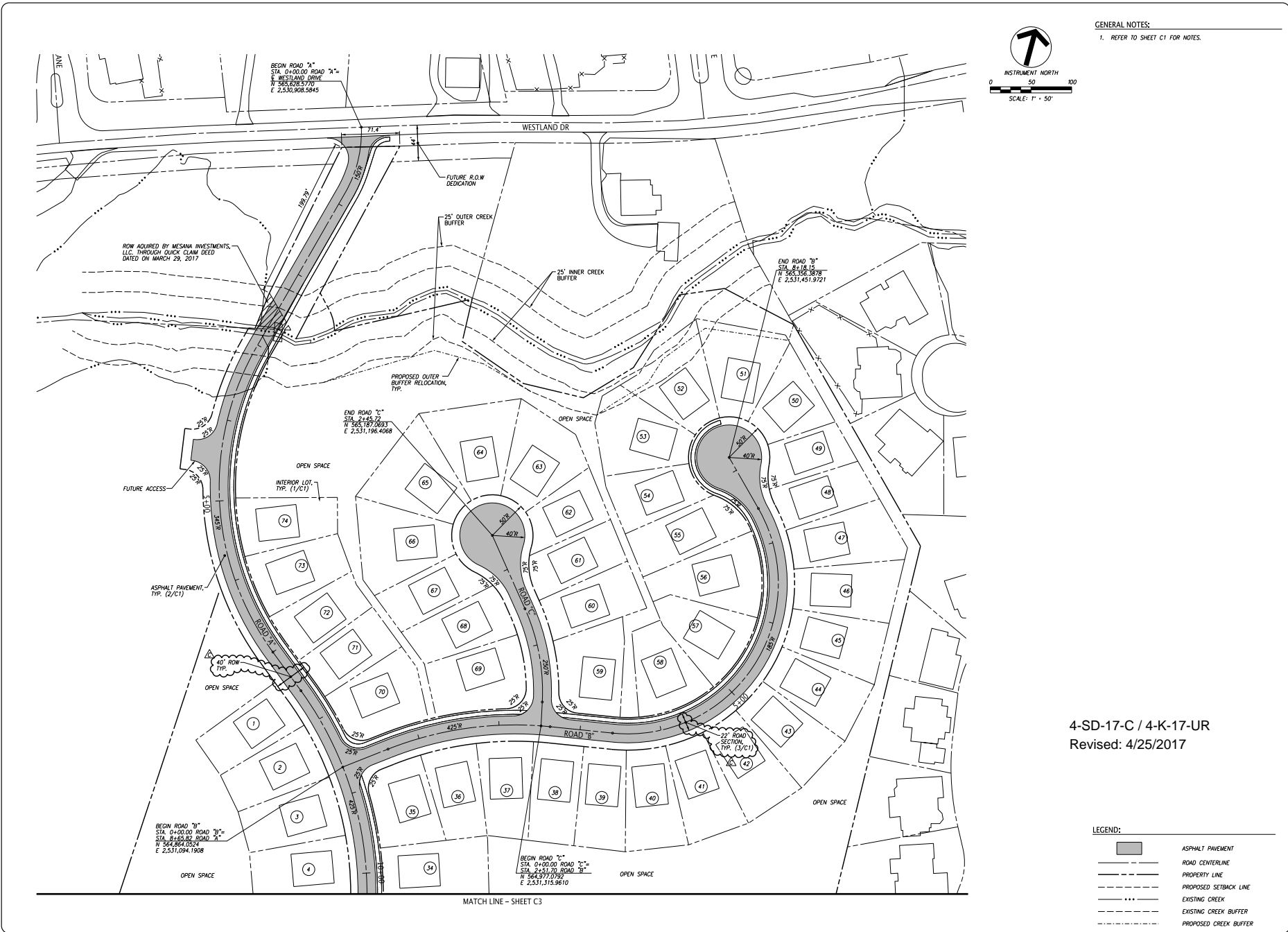
NO.	REVISION/ISSUE	DATE	BY
1	ISSUED CONCEPT PLAN	04/12/17	
2	REVISED PROPERTY AND LOT LINES	04/17/17	
3	REVISED R.O.W./ROAD WIDTH	04/25/17	

Project: 525.004
Date: 04/12/17
Scale: 1"=100'

FILE NUMBER: 4-SD-17-C AND 4-K-17-UR (MPC) 201704051001.dwg
FILE NAME: 4/25/2017

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File Name: I:\15151550\15151550\15151550.dwg
 Plot Name: 4/25/2017



FULGHUM
MACINDOE
 & ASSOCIATES, INC.

10330 HARDEN VALLEY ROAD
 SUITE 201
 KNOXVILLE, TN 37932
 OFFICE: 865.690.6419
 FAX: 865.690.6444
 www.fulghummacindoe.com

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**WESTLAND OAKS
 SUBDIVISION**
 WESTLAND DRIVE
 KNOXVILLE, TENNESSEE 37934

MESANA INVESTMENTS, LLC
 P.O. BOX 1116
 KNOXVILLE, TN 37939
 CONTACT: MR. SCOTT DAVIS
 TELEPHONE NO.: 865.698.3356
 EMAIL: svd44@gmail.com

CONCEPT SITE PLAN

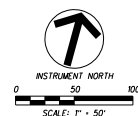
PROJ. NO.	DESIGNED BY	DRAWN BY	REVISION/ISSUE	DATE
			REDUCED R.O.W./ROAD WIDTH	04/25/17
			REVISED PROPERTY AND LOT LINES	04/17/17
			ISSUED CONCEPT PLAN	04/12/17


Project No.	525.004
Date	04/12/17
Scale	1"=50'
Sheet	C2

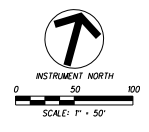
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 Plot Name: 4/25/2017



- GENERAL NOTES:**
1. REFER TO SHEET C1 FOR NOTES.
 2. REFER TO SHEET C2 FOR LEGEND.



 FULGHUM MACINDOE & ASSOCIATES, INC. 10330 HARDEN VALLEY ROAD SUITE 201 KNOXVILLE, TN 37932 OFFICE: 865.690.6419 FAX: 865.690.6444 www.fulghummacindoe.com	
PRELIMINARY NOT FOR CONSTRUCTION	
WESTLAND OAKS SUBDIVISION WESTLAND DRIVE KNOXVILLE, TENNESSEE 37934	
MESANA INVESTMENTS, LLC P.O. BOX 1111 KNOXVILLE, TN 37939 CONTACT: MR. SCOTT DAVIS TELEPHONE NO.: 865.698.3356 EMAIL: svd44@gmail.com	
CONCEPT SITE PLAN	
Project: 525.004 Date: 04/12/17 Scale: 1"=50'	Sheet: C3 Date: 04/12/17 Revision/Issue: No.



GENERAL NOTES:
 1. REFER TO SHEET C1 FOR NOTES.



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**WESTLAND OAKS
 SUBDIVISION**
 WESTLAND DRIVE
 KNOXVILLE, TENNESSEE 37934

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 P.O. BOX 117
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 EMAIL: svd44@gmail.com

**CONCEPT GRADING &
 DRAINAGE PLAN**

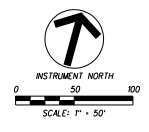
4-SD-17-C / 4-K-17-UR
 Revised: 4/25/2017

LEGEND:
 ——— 1020 ——— PROPOSED CONTOUR
 - - - 1022 - - - EXISTING CONTOUR

PROJ. NO.	ISSUED BY	DATE	NO.
525.004	ISSUED CONCEPT PLAN	04/25/17	
Project	Sheet	Revision/Issue	Date
525.004	C4		04/25/17

File Name: 4-SD-17-C (1)MSD (1)MSD (1)MSD (1)MSD.dwg
 Plot Name: 4/25/2017

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GENERAL NOTES:
 1. REFER TO SHEET C1 FOR NOTES. REFER TO SHEET C4 FOR LEGEND.

4-SD-17-C / 4-K-17-UR
 Revised: 4/25/2017

File Name: I:\17-04-01\17-04-01\17-04-01\17-04-01.dwg
 Plot Name: 4/25/2017

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PRELIMINARY NOT FOR CONSTRUCTION	
WESTLAND OAKS SUBDIVISION WESTLAND DRIVE KNOXVILLE, TENNESSEE 37934	
MESANA INVESTMENTS, LLC P.O. BOX 113 KNOXVILLE, TN 37939 CONTACT: MR. SCOTT DAVIS TELEPHONE NO.: 865.698.3356 EMAIL: svd44@gmail.com	
CONCEPT GRADING PLAN	
PROJECT NO.: ISSUED BY: CHECKED BY: DRAWN BY:	PROJECT NO.: ISSUED DATE: 04/25/17 CHECKED DATE: DRAWN DATE:
Project: 525.004 Sheet: C5 Date: 04/25/17 Scale: 1"=50'	



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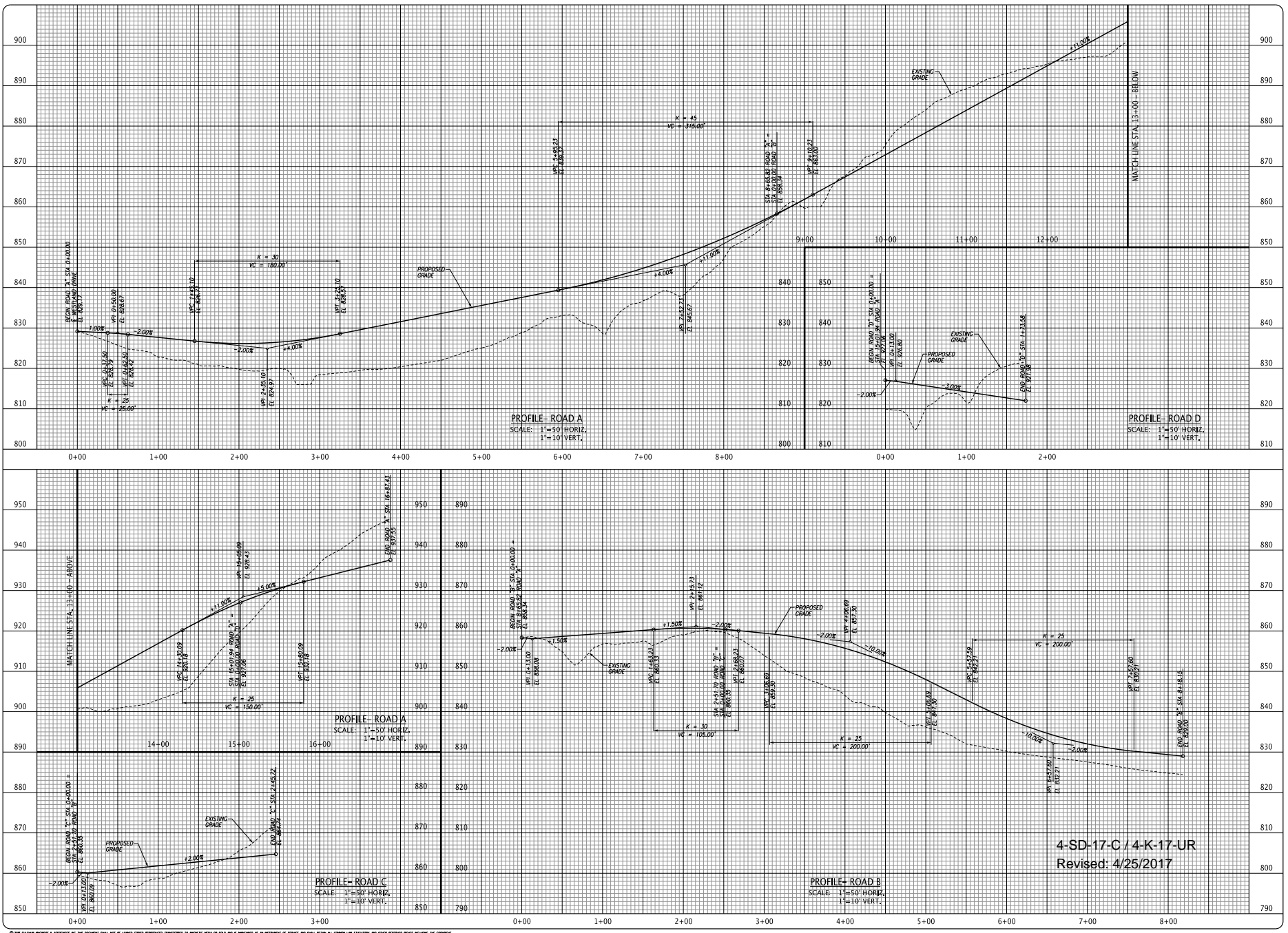
**PRELIMINARY
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EMAIL: svd44@gmail.com

ROAD PROFILES

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
4-SD-17-C / 4-K-17-UR	REVISOR	04/25/17	04/12/17
Project 525.004	Sheet	C6	
Date 04/12/17	Scale	AS NOTED	



4-SD-17-C / 4-K-17-UR
Revised: 4/25/2017

File Name: 4-SD-17-C (4-K-17-UR) 20150408.dwg
Plot Name: 4/25/2017



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Mesana Investments Westland Oaks Concept Plan 4-SD-17-C and Use on Review Development Plan 4-K-17-UR

1 message

Jack Woodall <ajwoodal@gmail.com>

Thu, Mar 16, 2017 at 9:18 AM

Reply-To: ajwoodal@gmail.com

To: commission@knoxmpc.org

Cc: Gerald Green <gerald.green@knoxmpc.org>, tom.brechko@knoxmpc.org

Mesana Investments has filed a concept plan and use on review development plan to build an 80 lot subdivision (Westland Oaks) on 22 acres off Westland Drive. The plans submitted on the April meeting deadline, February 27, 2017, do not comply with the subdivision regulations or the Knox County Zoning ordinance and a hearing on them should be postponed to give the community the required 30 days to review and comment on the proposal.

The subdivision regulations require that the concept plan be submitted with among other things contours at two foot intervals, a showing of the physical characteristics of the site including woods, natural waterways and wetlands, and include a general drainage plan, and a traffic study for a subdivision of this size. It also requires certification by a registered engineer. KGIS shows two foot contours, woods and blue line streams on this site. None of these required items are in the concept plan application.

The Knox County Zoning Ordinance requires the development plan to have the seal of an architect or engineer duly registered to practice in the state. See Knox County Zoning Ordinance section 5.13. This development plan has no such seal.

The 22 acres is part of a 43 acre parcel which recently was rezoned for Planned Residential at 3 dwelling units per acre.

The critical issue with this property is the ridge and extensive wooded steep slopes that characterize the 43 acres. The MPC staff report discusses the Hillside and Ridgetop Protection Plan (HRPP) and includes a calculation of the slope areas on the property. The calculation shows half of the property (22 acres) has slopes greater than 15%, and 8 acres have slopes greater than 25%.

The MPC staff report recommending rezoning at 3 dwelling units per acre states:

PR is the most appropriate residential zone that can be considered for this site, because of its flexibility in lot sizes, and the ability to cluster development in the more suitable areas of the site. The developer should make every attempt to preserve existing trees on the site and keep development off of the steepest slopes. The steepest area of this site is along then northern property line of the site.

The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, landscape buffering, hillside preservation, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

Despite critical issues with the development of this property, this site plan provides nothing more than clear cutting and grading of steep slopes. However it is difficult to assess the impact of a partial development of the 43 acres because we do not know what is proposed for the remaining 21 acres and neither the development plan nor the application for the use on review comply with the requirements of the subdivision ordinance or the Knox County zoning ordinance.

The Knox County Zoning Ordinance provides that the use on review development plan be submitted for review by the planning commission to determine conformity of the proposed development with recognized principles of good civic design, land use planning and landscape architecture. The Knox County Hillside and Ridgetop Protection Plan contains such recognized principles but with this plan it is impossible to address the issues of good design provided in the HRPP. There is no indication of how the woods, streams and drainage are to be affected without a grading plan showing woods, streams and contours.

The developer should be required to submit a development plan for the entire site. The overall effect of the development requires consideration of the complete development of the site, and any drainage plan for these first 22 acres will affect the remaining half of the site.

A maximum of 125 dwelling units may be built on the entire 43 acre site. The MPC staff report notes that that number of dwelling units would generate over 1200 trips per day. A traffic study is required for any development that generates more than 750 trips per day. With 80 units the subdivision regulations required that a traffic study be submitted with this concept plan application. The submitted concept plan should be postponed for the completion of that study.

This property has only a 50 foot wide access to Westland Drive, and all development on the 43 acres will have to access Westland Drive through this 50 foot access. Because of its particular situation no matter how many units are included in the first phase of the development, a traffic study should be required addressing the effect on traffic of a development of 125 units on this property.

We do not think these concept and development plans should have been accepted for filing without having met subdivision regulations and Knox County Ordinance requirements. This issue cannot be cured by providing traffic studies, grading plans, and drainage plans at the last minute. Serious comments on these issues require time for review and discussion by the community. The 30 days provided in the MPC rules for review and comment on documents that are required to be submitted with the application should not be shortened.

Jack Woodall

From: Home rfinn1955@gmail.com
Subject: Re: Traffic congestion on South Westland Dr
Date: Today at 1:00 PM
To: Carolyn Finn cgy1951@gmail.com

4-SB-17-C-4-G-17-UR



On Sat, Apr 8, 2017 at 12:29 PM Carolyn Finn <cgy1951@gmail.com> wrote:

... April 8, 2017

My wife and I own a residence at 1229 Barton Place Lane off of the south side of Westland Drive. We are very concerned with the added traffic flow if Westland Oaks subdivision is approved. The morning traffic is backed up past our entrance to Heritage Lake Blvd at this time. We are concerned with an added residential subdivision we could not exit our subdivision in a decent amount of time. Please consider doing a traffic count before approving another residential subdivision in this congested area of south Westland Dr.

Sincerely,

A handwritten signature in black ink that appears to read "Robert Finn".

Robert Finn

Sent from my iPad



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Fwd: File no. 4-K-17UR & 4-SD-17-C

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Mon, Apr 10, 2017 at 8:14 AM

----- Forwarded message -----

From: **Jim Staples** <jim@rockytopenergy.com>
Date: Fri, Apr 7, 2017 at 5:28 PM
Subject: Re: File no. 4-K-17UR & 4-SD-17-C
To: tom.brechko@knoxmpc.org
Cc: jcpell@charter.net, bobobfl@yahoo.com, rfinn1955@gmail.com, mikekeel@utk.edu, paul@providenceadvisors.com, wkline@hdclaw.com

Mr. Brechko: I did not include my address with this subject email. My address is Jim Staples, 1219 Barton Place Lane, Knoxville, Tn. 37922.

Sent from my iPad

> On Apr 7, 2017, at 5:22 PM, Jim Staples <jim@rockytopenergy.com> wrote:

>
> Dear Mr. Brechko: Please consider this email as my formal request for the applicant (MESANA Investments, LLC) be required to contract for a traffic study of the area of Westland Drive that will be affected by this development prior to any further approvals. I'm concerned as Westland Drive is already very congested, especially at this location, and that the additional traffic generated as a result of this development will make ingress and egress very difficult from our subdivision (The Point at Heritage Lake). Early morning and late afternoon traffic is already very difficult and the added trips from this proposed development will result in a very dangerous ingress and egress for all current residents and become a bottleneck and a danger to the traveling public on Westland Drive.

>
> Your help and consideration in this matter is appreciated. Jim Staples

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>
>
>
> Sent from my iPad

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Fwd: MESANA Investments, LLC

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Mon, Apr 10, 2017 at 8:13 AM

----- Forwarded message -----

From: **Joe Pelliccia** <jcpell@charter.net>
Date: Sat, Apr 8, 2017 at 8:58 AM
Subject: MESANA Investments, LLC
To: tom.brechko@knoxmpc.org

File no. 4-K-17UR & 4-SD-17-C

Dear Mr. Brechko:

My name is Joseph Pelliccia and I live at 1223 Barton Place Lane with my wife Carol. Please consider this email as our formal request that the applicant (MESANA Investments, LLC) be required to contract for a traffic study of the area of Westland Drive that will be affected by this proposed development prior to any further approvals.

If you consider the current flow of traffic to and from this area due to its current residential population, which includes a large apartment complex, the East Tennessee Children's Hospital, the Weigel's supermarket and gas station, Westland Children's Academy, Lotts Elementary School and the potential increased traffic associated proposed new assisted living facility off Emeroy Church Road, you can envision very congested area. We already have long waiting lines and congestion at the I 140 interchange traffic control lights at different times of the day. Entering and leaving our subdivision (The Pointe at Heritage Lake) is already difficult and sometimes dangerous at times.

Also, this section of Westland is very narrow and nothing like the remainder of the road running east through the elementary school and Gettysview subdivision to Ebenezer Road. If you consider the nature of Westland Drive running west, it is even more narrow as it passes through an area with water on both sides and limited ability for expansion without great cost to the tax payers.

And as appropriately pointed out by the Knox County Engineering and Public Works there is a deficiency in the public street accessing this site. If a variance to reduce the required right-of-way width is approved, it could result in a blockage during an emergency where residents had to evacuate the proposed subdivision while EMS Vehicles had access the proposed subdivision. Recently, the devastation of Gattlinburg has made us all keenly aware of the tragic results of inadequate planning. I urge the Planning Commission to error on the side of caution where public safety is involved. It might also be worth considering that there be a minimum of two points of ingress and egress from all future subdivision development.

Thank you for your thoughtful consideration of these points,
Joe

Sent from my iPad

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Mesana Investments Westland Oaks Concept Plan 4-SD-17-C and Use on Review Development Plan 4-K-17-UR

1 message

Jack Woodall <ajwoodal@gmail.com>

Wed, Apr 12, 2017 at 11:21 AM

Reply-To: ajwoodal@gmail.com

To: commission@knoxmpc.org

Cc: Gerald Green <gerald.green@knoxmpc.org>, tom.brechko@knoxmpc.org

The Mesana Investments Westland Oaks Concept Plan 4-SD-17-C and Use on Review Development Plan 4-K-17-UR should be postponed for the reasons set out in the staff report and the reasons set out in my previous e-mail.

In addition to a simple postponement, at this point the Commission should require a traffic study for this development proposal before any concept plan or use on review for this development is approved.

The staff has noted that a maximum of 130 dwelling units may be built on the entire 43 acre site. The previous MPC staff report on the rezoning of this property notes that a development of 125 dwelling units would generate over 1200 trips per day.

The developer has divided this property in half for development purposes, initially timing the first part of the development with 80 units on 22 acres with the remaining half of the property to be developed in the future. The subdivision regulations require that a traffic study be submitted with the concept plan application for any development with 75 units or more. Apparently not wanting to do the required traffic study the developer reduced the size of the first half of the development to 74 units.

The developer should not be able to avoid a needed traffic study by serially developing the property. The subdivision entrance is less than one-half mile from the Westland Drive-Pellissippi Parkway interchange. The subdivision entrance will not be at a 90 degree angle to Westland Drive and has the problems discussed by the MPC staff in its report. Despite serial development of the property, all of the traffic for the entire property eventually must exit the subdivision from a narrow and potentially inadequate entrance. Requiring a traffic study when the remainder of the property is developed is not the proper way to resolve potential traffic problems at the subdivision entrance, and potential traffic problems between the entrance and the Westland Drive-Pellissippi Parkway interchange. Whether the resolution is simple or complex, traffic issues should be addressed when the entrance is first built, not later when additional traffic is added to the entrance.

A traffic study should be required now.

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] 4-SD-17-C / 4-K-17-UR CONCEPT PLAN/USE ON REVIEW

1 message

Andy Vandergriff <andyvandergriff@gmail.com>

Tue, Apr 11, 2017 at 7:24 PM

Reply-To: andyvandergriff@gmail.com

To: commission@knoxmpc.org

Dear Metropolitan Planning Commission,

My name is Andy Vandergriff, and my wife Laura and I own and reside at 1213 E. Woodshire Dr, Knoxville, TN 37922.

The property that I am referencing in the subject line of my email is directly to the north of my property and I see it every time I look out the back windows of my house. We recently purchased our home as we prepared to welcome twin boys into our family, and this property with its wooded, undeveloped borderland seemed perfect as a peaceful place for my children to safely play in our back yard, and I was reassured to see that the parcel that was next to my back yard was landlocked and had no street access, and was sure to be left undeveloped, and would keep the character of this area intact.

I saw the use on review signs two weeks ago as I drove to church (My family and I attend Shoreline on Westland, where we are members and I am a lay leader, leading a community group of young couples and also volunteering as the worship director for our student ministry), and looked up the plan that was submitted by Mesana Investments for the Westland Oaks Subdivision, and I am very frustrated by what I have found, which is next to nothing. The audacity that they show, in deigning to only submit the boundary of the property, as a neighbor is frankly insulting. There are no details. No clue as to how they plan to route the subdivision, no idea as to where the houses are going to be placed on the site, no details for infrastructure, for water management, for the preservation of hillsides and ridges.

This is a massive development. 80 houses on Westland Drive along with all of the development that has currently been placed there. There has been no traffic study, no detail of the effect of the added trips on what is already a crowded two lane road.

And the developer has not given the timeline. I have no details nor assurances as to how close this development come to my property, or how long it will take to finish. How long exactly will it be before my children get to play in the backyard again? To have assurances there will not be heavy equipment or strange men right outside my back door? That run off will not damage my property?

And to consider only these questions leaves the biggest question of all: what effect will this development have on the character of the community in which we live? I love the Lakeshore area for its beauty, and the proximity to nature, even as proximal as we are to civilization. The pace of life here is laid back and largely carefree, though the roundabouts are often a challenge to maneuver. However, this is a difficult balance to strike. One development too many, or in the wrong location can do irreparable harm.

I have often said to friends that I am no fan of Not In My Back Yard movements, but it is quite another matter when it is your actual back yard that you're talking about. Even if given more information about this development, I believe I would still oppose, but there is absolutely no information given by this developer, and as such you should not allow this project to go forward.

Sincerely,

Andy Vandergriff
1213 E Woodshire Dr
Knoxville, TN 37922

Sent from my iPad

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Fwd: Proposed new subdivision on Westland Ave, West of I-140

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Mon, Apr 17, 2017 at 7:58 AM

FYI

----- Forwarded message -----

From: **Ernest Schmidt** <tmiboat@aol.com>
Date: Sat, Apr 15, 2017 at 1:36 PM
Subject: Proposed new subdivision on Westland Ave, West of I-140
To: tom.brechko@knoxmpc.org

Dear Sir,

My wife and I live at 1220 Eagle Nest in the Eagle Glen subdivision, which is at the corner of Westland and Northshore.

As I understand a new subdivision is being proposed (consisting of 125 new homes) on Westland just West of I-140. This is on a very narrow part of Westland, and apparently, there are no plans to widen Westland (the same as was done several years ago on the East side of Westland).

As you are probably aware, in the morning, and in the afternoon Westland is the major artery used by everyone along Northshore (this includes over 30 subdivisions to the West) to get to Oak Ridge or downtown during the AM and PM rush hours. The new light at Westland and I-140 sometimes backs up 3 to 6 blocks for commuters trying to get on I-140. In addition, between A L Lotts, the Children's Hospital and the Weigels at the corner, the issue is further compounded.

Should the new subdivision be approved, without creating a left turn lane on Westland from I-140 all the way to Northshore, those people wanting to turn left into the new subdivision will again back up traffic for several blocks, creating a total gridlock on Westland!

I request that before any further consideration be given to approval of this subdivision, that a traffic study be conducted to determine what impact an additional 200-300 cars trips/day on this segment of Westland will create.

Traffic is bad enough now, with the impact of an additional 200-300 car trips in such a small section of County road.

Thank you for your consideration
Ernest J. Schmidt

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This message was directed to commission@knoxmpc.org

Reference: Westland Oaks – Mesana Investments, LLC
Concepts subdivision plan 4-SD-17-C
Use on Review 4-K-17-UR

May 4, 2017

Members of the Knoxville Metropolitan Planning Commission:

My name is Elizabeth Barnes Griffin – Libby - and I live at 922 Fox Road. I hope you will take the time to read my letter.

As I understand it, the proposal by Scott Davis, President of Mesana Development, is known to include two Phases. Phase I is described as having 74 houses, although an additional house – the original house – makes a total of 75. This is Phase I. There is also a Phase II. The sum total of these proposed developments far exceeds the 75-home criteria requiring a study to determine the impact of traffic upon the surrounding community. Dividing the development into two “phases” merely attempts to circumvent the need for such a traffic study.

Despite the growth over that last thirty-five years, the Westland/Emory Church area continues to be a residential neighborhood. Both the City of Knoxville One-Year Plan and the Knox County Southwest Sector Plan call for continued residential development in our area. There have been no changes in our neighborhoods to warrant deviations from these plans.

I oppose requests Concepts subdivision plan 4-SD-17-C and Use on Review 4-K-17-UR for the following reasons:

1. MPC has the authority to request a traffic study under unusual circumstances; this proposed Development certainly qualifies.
2. Two Phases are in development. It is inappropriate to consider an initial “phase” as a single development when you know a second “phase” moves the total development into a substantially larger whole with a substantially larger impact.
3. Access to the property in question is on a two-lane residential road with significant traffic congestion at multiple locations nearby despite recent road improvements.
4. When A.L. Lotts School is open, increased traffic compounds congestion and significantly impacts the safety of busses, cars, bicyclists, and pedestrians.
5. Without the knowledge of traffic impact, once the MPC approves an initial Phase, the community and tax-payers will have to bear the burden of capital road improvements. We should be informed about the costs.

A requirement for a traffic study is reasonable. I urge you to require Mr. Davis to conduct a Traffic Study prior to approval of either Phase of this development.

Sincerely,

Elizabeth Barnes “Libby” Griffin
922 Fox Road
Knoxville TN 27922
865-966-3455
libby660griffin@yahoo.com

SUBDIVISION - CONCEPT

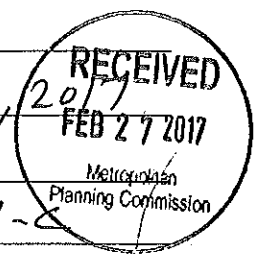
Name of Applicant: Mesana Investments LLC

Date Filed: 2-27-17 Meeting Date: April 13, 2017

Application Accepted by: Thomas Brecht

Fee Amount: \$2900.00 File Number: Subdivision - Concept 4-SD-17-2

Fee Amount: Related File Number: Development Plan 4-K-17-UR



PROPERTY INFORMATION
Subdivision Name: Westland Oaks
Unit/Phase Number:
General Location: South side Westland Dr, west of Ebenezer Rd, east of S. Northshore
Tract Size: 72.5+ No. of Lots: 80
Zoning District: PR (K)
Existing Land Use: Residence and vacant land
Planning Sector: Southwest County
Growth Policy Plan Designation: Planned Growth
Census Tract: 57.08
Traffic Zone: 233
Parcel ID Number(s): 154 001+00 2
Jurisdiction: [X] County Commission 5 District

PROPERTY OWNER/OPTION HOLDER
PLEASE PRINT
Name: Scott Davis
Company: Mesana Investments LLC
Address: PO Box 11315
City: Knoxville State: TN Zip: 37939
Telephone: 806-8008
Fax: 693-7765
E-mail:

PROJECT SURVEYOR/ENGINEER
PLEASE PRINT
Name: Jim Sullivan
Company:
Address: 2543 Creekestone Circle
City: Maryville State: TN Zip: 37804
Telephone: 406-7324
Fax: 233-0572
E-mail: susieandjims@gmail.com

AVAILABILITY OF UTILITIES
List utility districts proposed to serve this subdivision:
Sewer WKUD
Water WKUD
Electricity LCUB
Gas KUB
Telephone Bell

APPLICATION CORRESPONDENCE
All correspondence relating to this application (including plat corrections) should be directed to:
PLEASE PRINT
Name: Jim Sullivan
Company: same as above
Address:
City: State: Zip:
Telephone:
Fax:
E-mail:

TRAFFIC IMPACT STUDY REQUIRED
[] No [X] Yes

USE ON REVIEW [] No [X] Yes
Approval Requested:
[X] Development Plans in Planned District or Zone
[] Other (be specific):

VARIANCE(S) REQUESTED
[X] No [] Yes (If Yes, see reverse side of this form)

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

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, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Jim Sullivan

Address: same as reverse side

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

Signature: Jim Sullivan

Date: 2-27-2017

E-mail: _____