



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

▶ **FILE #:** 10-SA-17-C **AGENDA ITEM #:** 9

POSTPONEMENT(S): 10/12/2017 **AGENDA DATE:** 11/9/2017

▶ **SUBDIVISION:** 6702 WESTLAND DRIVE

▶ **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.

OWNER(S): K, M & H Development Company, LLC

TAX IDENTIFICATION: 121 P B 024 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 6702 Westland Dr

▶ **LOCATION:** Southeast 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:** 4.5 acres

▶ **ZONING:** R-1 (Low Density Residential)

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

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - R-1 (Low Density Residential)
South: Residences - R-1 (Low Density Residential)
East: Residences - R-1 (Low Density Residential)
West: Church - R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 17

SURVEYOR/ENGINEER: Urban Engineering, Inc.

ACCESSIBILITY: Access is via Westland Dr., a minor arterial street with a 21' pavement width within a 50' right-of-way (88' required).

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variance to reduce the K value starting approximately at STA 0+30.98 from 25 to 15.
2. Vertical curve variance to reduce the K value starting approximately at STA 1+59.81 from 25 to 20.
3. Vertical curve variance to reduce the K value starting approximately at STA 4+86.48 from 25 to 20.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the sites topography restricts compliance with the Subdivision Regulations, and the proposed variances with the recommended conditions will not create a traffic hazard.

APPROVE the concept plan subject to 9 conditions

1. Connection to sanitary sewer and meeting any other relevant 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 Knox County (City Ord. 0-280-90).

3. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act (ADA). The sidewalks shall be installed at the time the street improvements are installed for the subdivision.
4. To address the reduced K values for the vertical curves of the Joint Permanent Easement (JPE), street lights will be required and a 25 mph speed limit sign will be posted within the subdivision.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Meeting all applicable requirements and obtaining any required permit from the Tennessee Department of Environment and Conservation.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the Joint Permanent Easement and any other commonly held assets such as the sidewalks and stormwater system.
9. 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.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the R-1 (Low Density Residential) District.

COMMENTS:

The applicant is proposing to subdivide this 4.5 acre tract into 17 detached residential lots and common area at a density of 3.78 du/ac. This property which is zoned R-1 (Low Density Residential) is located on the southeast side of Westland Dr. west of Craig Rd. The R-1 zoning district has a minimum lot size requirement of 7,500 square feet with minimum lot width requirement of 75'. The proposed lots range in size from 7,806 to 9,318 square feet.

The proposed subdivision will be served by a Joint Permanent Easement with access out to Westland Dr. The project engineer has certified that there is at least 400' of sight distance in both directions along Westland Dr. (with the clearing of some brush to the west) at the proposed subdivision entrance.

The applicant is providing sidewalks within the subdivision and along the entire street frontage of Westland Dr. The sidewalks shall be installed at the time the street improvements are installed for the subdivision.

ESTIMATED TRAFFIC IMPACT: 203 (average daily vehicle trips)

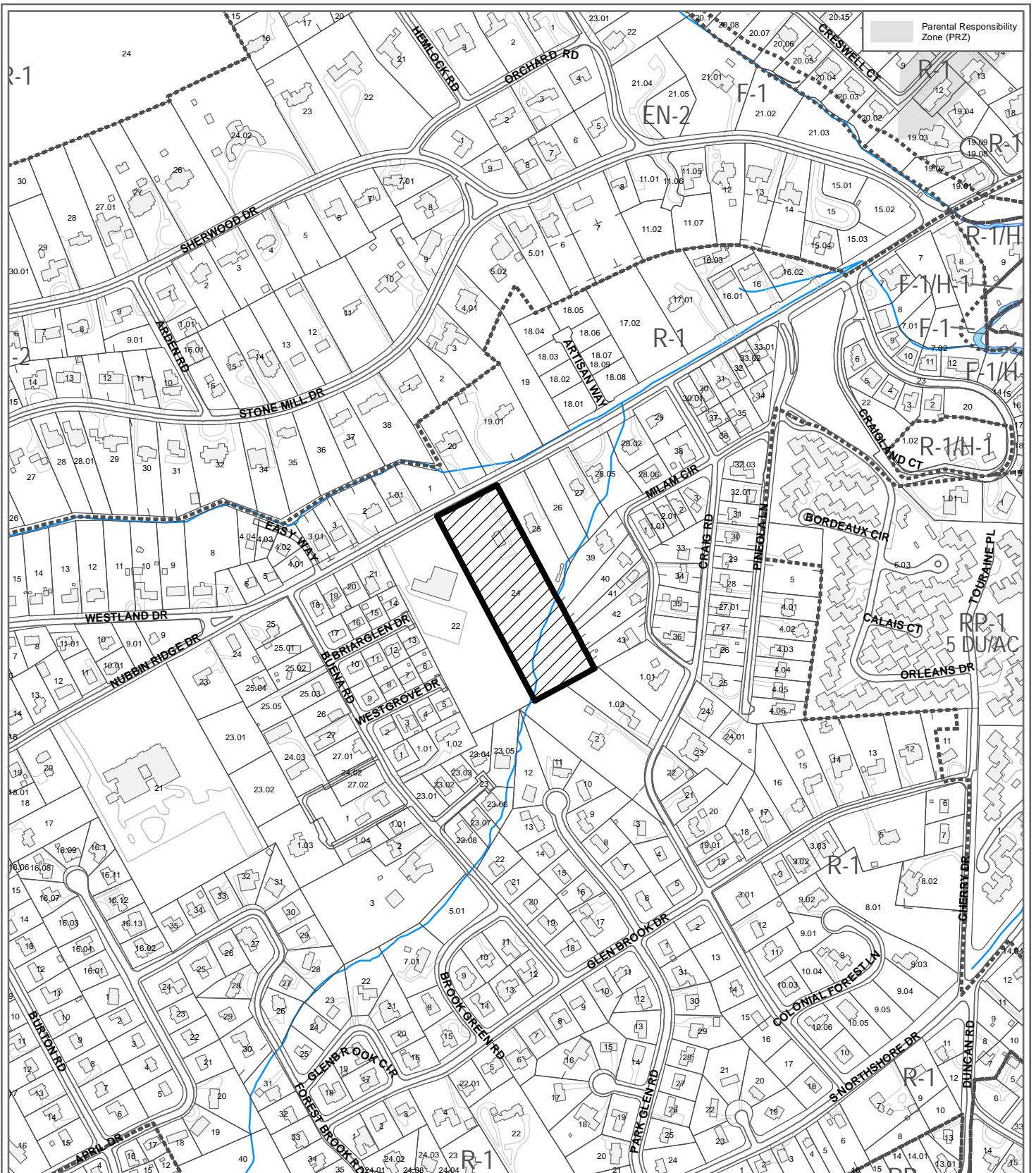
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 6 (public school children, ages 5-18 years)

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

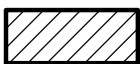
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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.

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.



**10-SA-17-C
CONCEPT PLAN**

Subdivision: 6702 Westland Drive



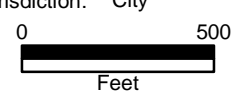
Approval of Concept Plan

Map No: 121

Jurisdiction: City

Original Print Date: 9/20/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

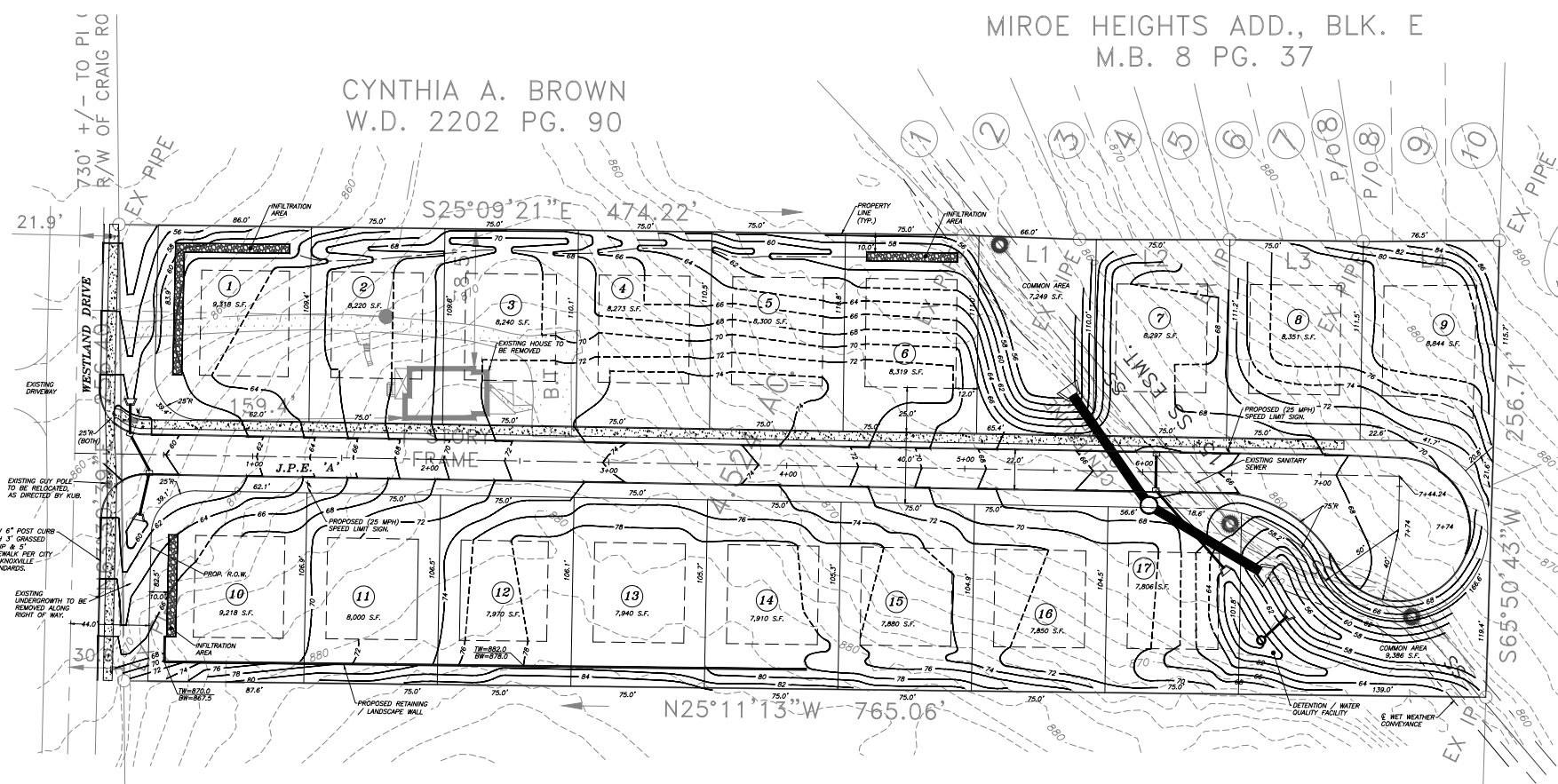
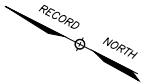
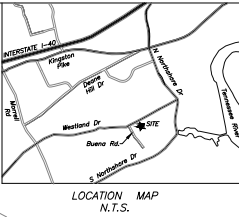
Revised:



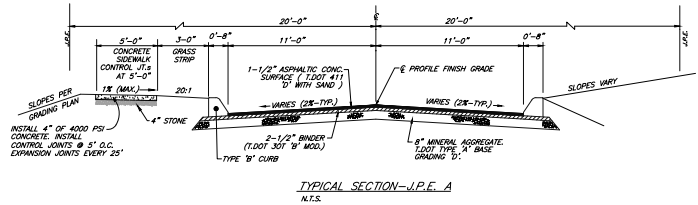
MIROE HEIGHTS ADD., BLK. E
M.B. 8 PG. 37

CYNTHIA A. BROWN
W.D. 2202 PG. 90

FIRST CHURCH OF GOD
W.D. 2099 PG. 628

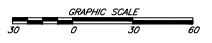


- CONCEPT PLAN NOTES:**
- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER MAINS, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TRENCH-ONE PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY BE NEEDED.
 - 2) DRIVEWAYS TO BE A MINIMUM OF 20' IN LENGTH.
 - 3) A FINAL PLAN WILL BE REQUIRED PRIOR TO THE RELEASE OF OCCUPANCY CERTIFICATES.
 - 4) SETBACKS ARE PER CITY OF KNOXVILLE ZONING ORDINANCE (R-1) AND ARE AS FOLLOWS:
FRONT - 25 FEET
SIDE - 12 FEET
REAR - 25 FEET
 - 5) ALL UNITS TO HAVE INTERNAL STREET ACCESS ONLY.
 - 6) ALL UNITS TO HAVE 2-CAR GARAGES.
 - 7) BOUNDARY INFORMATION PER SURVEY PROVIDED BY SMOKEY MOUNTAIN LAND SURVEYING CO., INC.
 - 8) TOPOGRAPHIC INFORMATION PER KGS.
 - 9) THE PROPOSED DEVELOPMENT CONTAINS 17-SINGLE FAMILY LOTS AND TWO COMMON AREAS.
 - 10) THE PROPOSED DEVELOPMENT SHALL BE ILLUMINATED BY A STREET LIGHTING SYSTEM (LIGHTING PLAN BY KGS).



SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRIC GAS - AS DIRECTED BY KUB
- WATER - AS DIRECTED BY KUB
- CABLE TV - AS DIRECTED BY COMCAST
- TELEPHONE - AS DIRECTED BY AT&T
- AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS



NO.	DATE	DESCRIPTION	BY
3	10/30/17	GENERAL REVISIONS	CAS
2	10/25/17	REVISED PER COOK COMMENTS	BS
1	9/24/17	REVISED PER MPC/COOK COMMENTS	CAS



Revised: 10/30/2017
MPC FILE# 10-SA-17-C

CONCEPT PLAN
6702 WESTLAND DRIVE
SITE ADDRESS: 6702 WESTLAND DR., KNOXVILLE, TN 37919

CITY OF KNOXVILLE KNOX CO., TN
WARD NO. 51 CITY BLOCK NO. 51510
CLT MAP 121 INSERT 'P' GROUP 'B' PARCEL 24
SCALE: 1"=30' AUGUST 28, 2017

OWNER:
BART CAREY
7008 SHERWOOD DRIVE
KNOXVILLE, TENNESSEE 37919

DEVELOPER:
K, M & H DEVELOPMENT COMPANY, LLC.
1917 OAKLEIGH WAY
KNOXVILLE, TENNESSEE 37919
(865) 588-5507

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924

DWN: BGS CHG: CAS DWG: NO. 1708014

SUBDIVISION - CONCEPT



Name of Applicant: Urban Engineering, Inc Date Filed: 8/28/17 Meeting Date: 10/12/2017 Application Accepted by: Mike Reynolds Fee Amount: \$1010 File Number: Subdivision - Concept 10-SA-17-C Fee Amount: Related File Number: Development Plan

PROPERTY INFORMATION Subdivision Name: 6702 Westland Drive Unit/Phase Number: 1 General Location: Westland Drive @ Craig Road Tract Size: 4.5-AC No. of Lots: 17 Zoning District: R-1 Existing Land Use: Residential Planning Sector: HDR Growth Policy Plan Designation: LOK Census Tract: 44.01 Traffic Zone: 161 Parcel ID Number(s): 121PB024 Jurisdiction: [X] City Council 2 District [] County Commission District

PROPERTY OWNER/OPTION HOLDER PLEASE PRINT Name: K, M: H Development Co. Company: Ken Havisgan Address: 1917 Oakleigh Way City: Knoxville State: TN Zip: 37919 Telephone: 588-5507 Fax: E-mail: fh@comcast.net

PROJECT SURVEYOR/ENGINEER PLEASE PRINT Name: Chris Sharp Company: Urban Engineering Address: 11852 Kingston Pike City: Knoxville State: TN Zip: 37934 Telephone: 966-1924 Fax: 315-7011 E-mail: UEI@TDS.NET

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

TRAFFIC IMPACT STUDY REQUIRED [X] No [] Yes

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

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

APPLICATION CORRESPONDENCE All correspondence relating to this application (including plat corrections) should be directed to: PLEASE PRINT Name: Chris Sharp Company: Urban Engineering Address: 11852 Kingston Pk. City: Knoxville State: TN Zip: 37934 Telephone: 966-1924 Fax: 315-7011 E-mail: uei@tds.net

VARIANCES REQUESTED

1. Reduce K value @ intersection from 25 to 0
Justify variance by indicating hardship: Topography, exist. utilities.

2. Increase maximum grade @ intersection from 5% to 3.70%
Justify variance by indicating hardship: topography, existing utilities.

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: Chris Sharp

Address: 11832 Kingston Pk.

City: Knoxville State: TN Zip: 37934

Telephone: 966-1924

Fax: 315-7011

E-mail: UEI@TDS.NET

Signature: Christopher A. Sharp

Date: 8/28/17