

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

▶ **FILE #:** 11-E-17-UR

**AGENDA ITEM #:** 43

**AGENDA DATE:** 11/9/2017

▶ **APPLICANT:** RYAN LYNCH  
 OWNER(S): Gheen Construction

TAX ID NUMBER: 144 G A 029.01 [View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 Westland Dr

▶ **LOCATION:** North side Westland Dr, north of Anthem View Ln.

▶ **APPX. SIZE OF TRACT:** 0.889 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Westland Dr., a minor arterial with 30 feet of pavement width within 108' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached houses

3.4 du/ac

HISTORY OF ZONING: Zoned PR up to 4 du/ac in 1988 (5-C-88-RZ)

SURROUNDING LAND USE AND ZONING: North: Houses / PR (Planned Residential)

South: Westland Dr, houses / PR (Planned Residential) and A (Agricultural)

East: Houses / PR (Planned Residential)

West: Houses / RA (Low Density Residential) and A (Agricultural)

NEIGHBORHOOD CONTEXT: The area is developed with detached residential houses under the A, RA, and PR zones. AL Lotts Elementary School about 500 feet to the east.

**STAFF RECOMMENDATION:**

▶ **APPROVE the Development Plan for up to 3 detached dwelling units on individual lots, and a reduction of the peripheral setback from 35' to 15' for the side and rear boundary, subject to 6 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Meeting the Subdivision Name standards of the Knoxville Knox County Minimum Subdivision Regulations (Section 44-101) before final plat approval.
5. Replacing the existing driveway curb cuts on lots 1 and 2 with new that meet the TDOT Standard Drawing RP-D-15 (attached).
6. Lots 2 and 3 shall share one driveway curb cut located on lot 2.

With the conditions noted above, this request meets all requirements for approval in the PR, as well as other criteria for approval of a use on review.

**COMMENTS:**

This subject site was originally part of the Woodland Springs subdivision behind but was never proposed as lots. The current proposal is to subdivide this .9 acre site into 3 lots for detached houses. The site is zone PR (planned residential) up to 4 dwelling units per acre and the proposal is a density of 3.4 dwelling units per acre, consistent with the zoning. The property currently has 2 driveway curb cuts on Westland Drive, shown on lots 1 & 2. These driveway accesses can be used but staff is recommending that they be replaced with a driveway design that meets ADA standards. This property is about 400 feet from AL Lotts Elementary School. Lots 2 & 3 will share a driveway access.

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

1. The proposed lot sizes and detached houses are similar to other residential development in the area.
2. The reduced peripheral setback of 15' on the side and rear lot lines are appropriate for this location because it is consistent with nearby residential development. The reduced side peripheral setback will allow the houses to have a similar separation as other houses along Westland Dr, particularly those in Westland Ridge to the west. The reduced rear peripheral setback will be consistent with the rear setback of the adjacent Woodland Springs subdivision, which the subject property used to be part of.

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

1. The proposal meets all requirements of the PR zoning as well as the general criteria for approval of a use on review.
2. The proposed houses as shown on the site plan are 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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

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

1. The Southwest County Sector Plan proposes low density residential use for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** 41 (average daily vehicle trips)

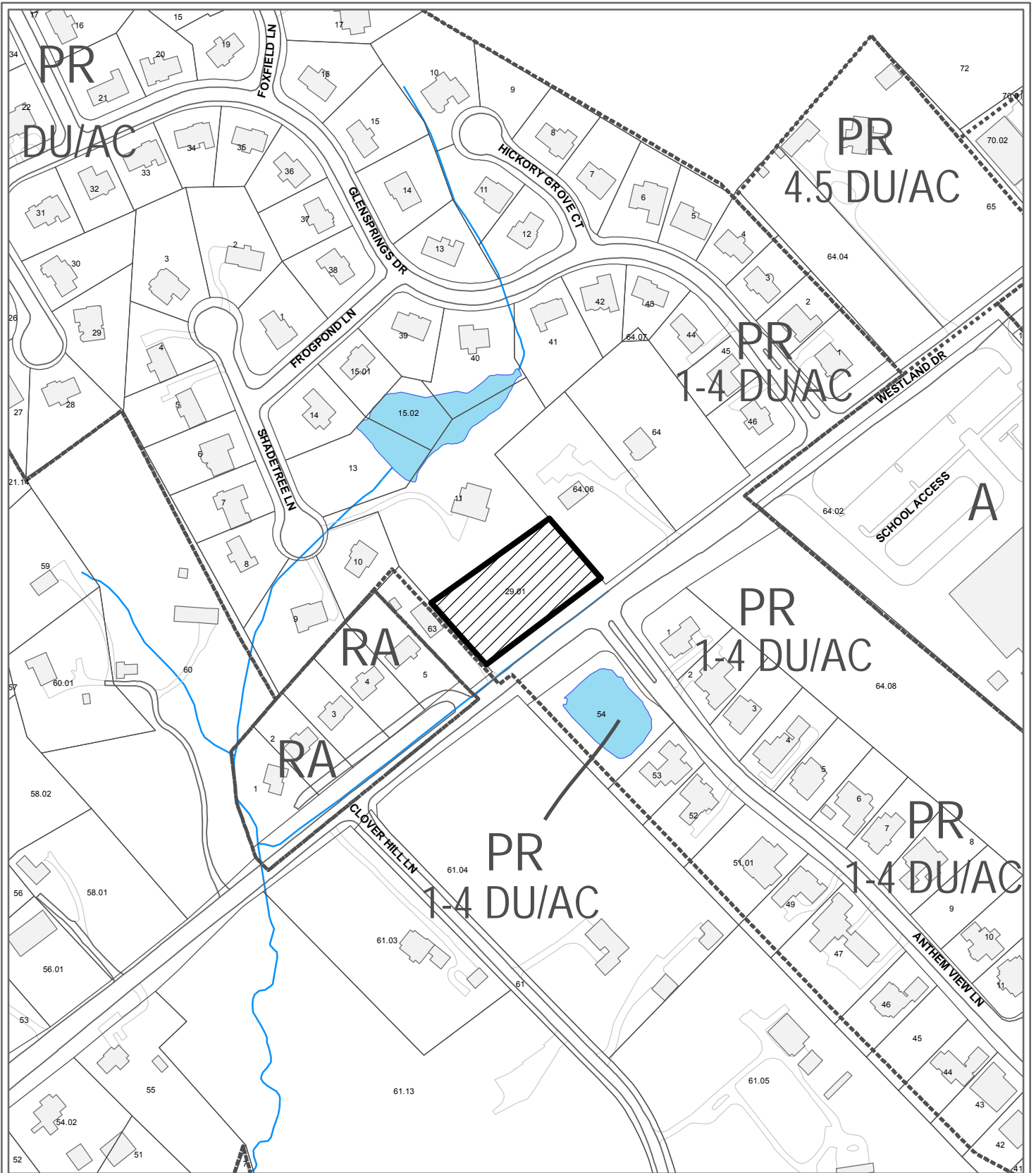
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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:** 1 (public school children, ages 5-18 years)

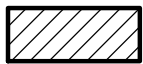
Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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 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.



**11-E-17-UR  
USE ON REVIEW**



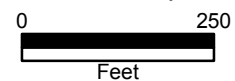
Detached houses in PR (Planned Residential)

Original Print Date: 10/17/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Lynch, Ryan

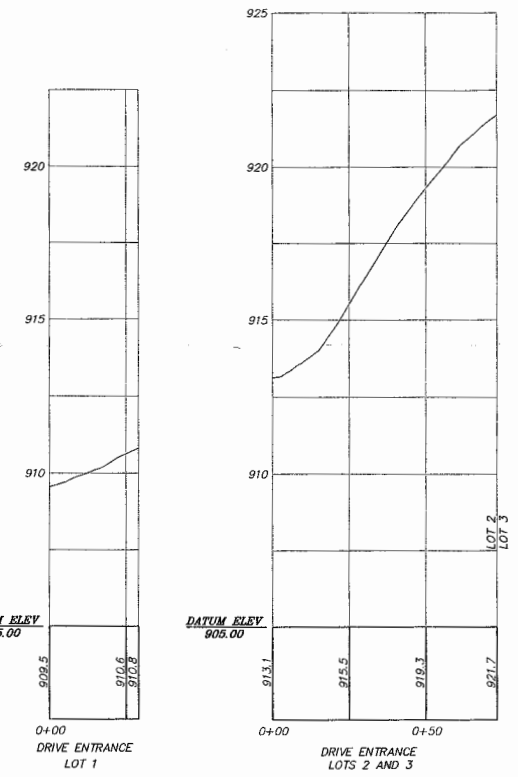
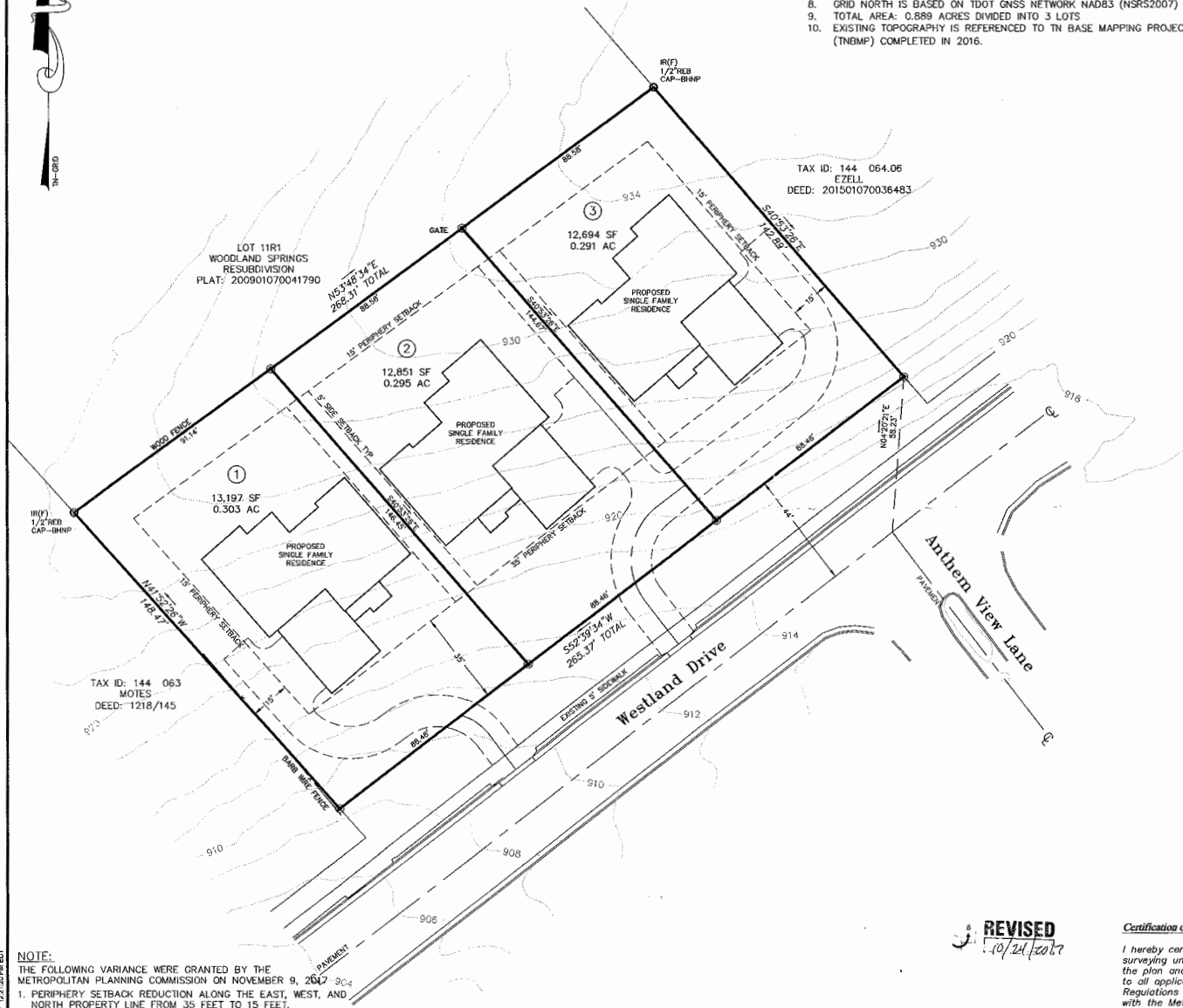
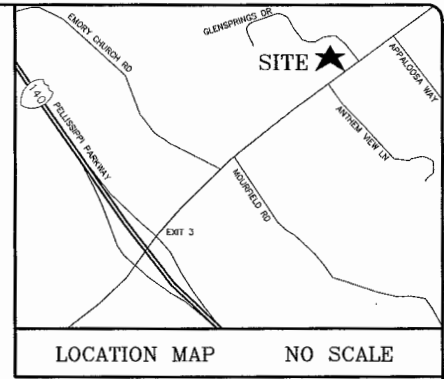
Map No: 144

Jurisdiction: County



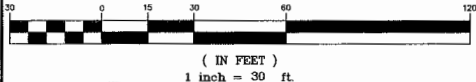
TOTAL AREA  
0.889 ACRES  
OR 38725 SF  
TOTAL LOTS: 3

- NOTES:
1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
  2. CLT TAX MAP: 144GA029.01
  3. SEE USE ON REVIEW MPC FILE No.
  4. THIS PROPERTY IS ZONED PR (PLANNED RESIDENTIAL). SETBACKS ARE SHOWN ON PLAT.
  5. DEED REFERENCE: 2286/547
  6. 10' UTILITY AND DRAINAGE EASEMENTS ON ALL EXTERIOR LOT LINES AND ROAD RIGHT-OF-WAYS, 5' UTILITY AND DRAINAGE EASEMENTS ON ALL INTERIOR LOT LINES.
  7. PLAT REFERENCES: INST 19930526000481
  8. GRID NORTH IS BASED ON TD01 GNSS NETWORK NAD83 (NSRS2007)
  9. TOTAL AREA: 0.889 ACRES DIVIDED INTO 3 LOTS
  10. EXISTING TOPOGRAPHY IS REFERENCED TO TN BASE MAPPING PROJECT (TNBMP) COMPLETED IN 2016.



NOTE:  
THE FOLLOWING VARIANCE WERE GRANTED BY THE METROPOLITAN PLANNING COMMISSION ON NOVEMBER 9, 2017:  
1. PERIMETRY SETBACK REDUCTION ALONG THE EAST, WEST, AND NORTH PROPERTY LINE FROM 35 FEET TO 15 FEET.

GRAPHIC SCALE



REVISED  
10/24/2017

Certification of Concept Plan / Use on Review

I hereby certify that I am a registered land surveyor, licensed to practice surveying 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 Land Surveyor \_\_\_\_\_  
Tennessee Certificate No. 2447



11-E-17-UR

FOR: USE ON REVIEW OF:

**LYNCH SURVEYS LLC**  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COSTER RD. KNOXVILLE, TENN. 37912  
865-518-1111  
MPC November 9, 2017

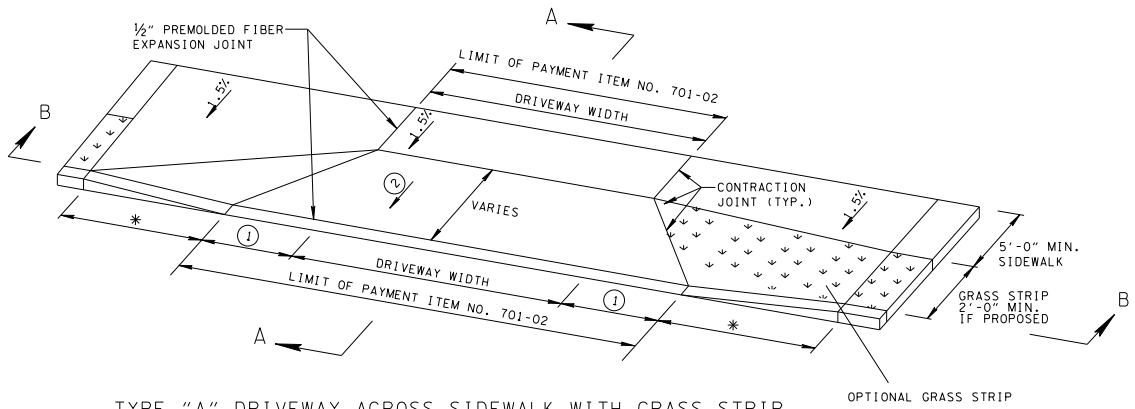
REVISIONS	
DRAWN BY: R. LYNCH	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1" = 30'	4
DATE: 09/18/2017	5
	6

FOR: Gheen Construction  
9321 Westland Drive  
Knoxville, Tennessee 37922  
Phone: 865-388-5893

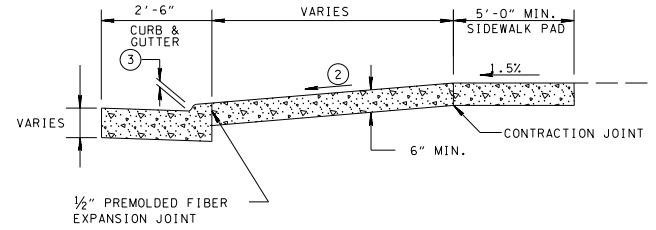
USE ON REVIEW OF: Highland Poine Subdivision  
Westland Drive  
District 6, Knox County, Tennessee  
Knoxville, Tennessee

PROJECT NO. 4026  
Agenda Item # 43

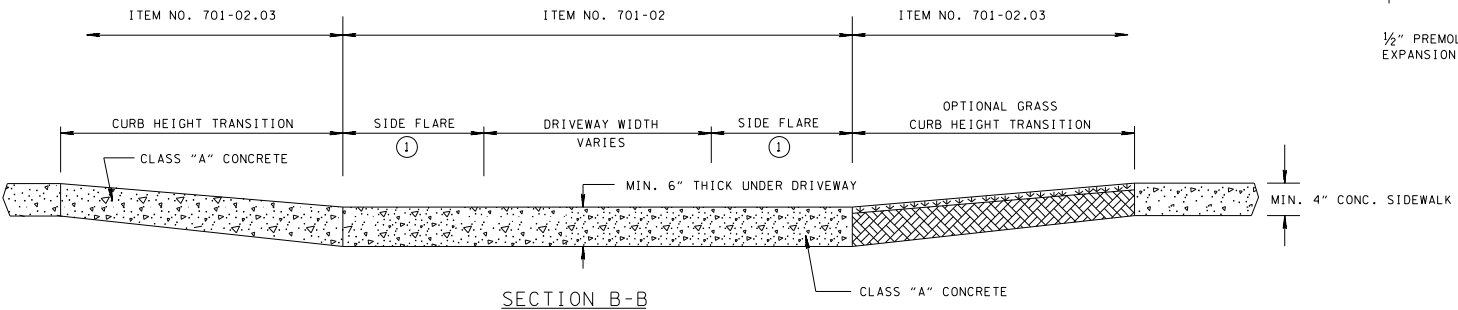
REV. 7-15-08: UPDATED SIDEWALK DIMENSIONS.  
 REV. 4-8-16: ADDED ITEM NUMBERS, UPDATED SLOPES AND DIMENSIONS. UPDATED NOTES.



**TYPE "A" DRIVEWAY ACROSS SIDEWALK WITH GRASS STRIP**  
 \* DIMENSION VARIES RELATIVE TO LONGITUDINAL ROADWAY GRADE



**SECTION A-A**



**SECTION B-B**  
 \* DIMENSION VARIES RELATIVE TO LONGITUDINAL ROADWAY GRADE

- GENERAL NOTES**
- (A) 5'-0" MINIMUM SIDEWALK WITH A MAXIMUM CROSS SLOPE OF 1.5% THROUGH DRIVEWAYS.
  - (B) DESIGNER TO CHECK GUTTER FLOW DEPTH AT DRIVEWAY LOCATIONS TO ASSURE THAT THE DESIGN FLOW DOES NOT OVERTOP THE SIDEWALK AREA. IF OVERTOPPING OCCURS, PLACE AN INLET AT THE UPSTREAM SIDE OF THE DRIVEWAY OR PERFORM OTHER DESIGN MITIGATION.
  - (C) THE SLOPE OF THE LANDING AREA SHALL NOT EXCEED 1.5% IN THE SIDEWALK AREA.
  - (D) DRIVEWAYS TO BE BUILT COMPLETE OR IN PART AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
  - (E) ALL DRIVEWAYS TO BE 6" UNIFORM THICKNESS, UNLESS OTHERWISE SHOWN ON PLANS.
  - (F) EXPANSION JOINTS TO BE PLACED AS INDICATED ON THE PLANS EXCEPT JOINT AT BACK OF DRIVEWAY WHICH WILL BE PLACED WHEN DRIVEWAY ABUTS A RIGID DRIVEWAY OR BUILDING.
  - (G) THE ROADWAY DESIGNER SHALL CONSIDER THE USE OF A CATCH BASIN ON EITHER SIDE OF THE DRIVEWAY. CAREFUL CONSIDERATION TO THE PLACEMENT OF CATCH BASINS SHALL BE TAKEN IF THE DRIVEWAY IS IN A VERTICAL SAG CURVE.
  - (H) ITEM NOS:  
 701-02 CONCRETE DRIVEWAY PER SF  
 701-02.03 CONCRETE RAMP PER SF
  - (I) TYPICAL DRIVEWAY WIDTHS ARE 12' (14' TWO WAY) FOR RESIDENTIAL AND 24' (40' MAX.) FOR COMMERCIAL
  - (J) REFER TO SECTION 5.1.3. IN THE MANUAL FOR CONSTRUCTING DRIVEWAY ENTRANCES ON STATE HIGHWAYS (2015) FOR RADIUS OF CURVATURE GUIDANCE.

- FOOTNOTES**
- (1) SIDE FLARE WIDTH SHOULD BE A MINIMUM 7'-0" FOR COMMERCIAL DRIVEWAYS. SIDE FLARE WIDTH SHOULD BE A MINIMUM 3'-6" FOR RESIDENTIAL DRIVEWAYS.
  - (2) DRIVEWAY RAMP GRADE VARIES, 15% MAX. (10% RECOMMENDED) APRON GRADE FOR RESIDENTIAL DRIVEWAYS. 8% MAX. (5% RECOMMENDED) APRON GRADE FOR COMMERCIAL DRIVEWAYS.
  - (3) HEIGHT OF LOWERED CURB SHALL BE 2.25 INCHES. SEE STD. DWG. RP-NMC-10.

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE  
 DEPARTMENT OF TRANSPORTATION

DETAILS OF  
 STANDARD CONCRETE  
 DRIVEWAYS

11-E-17-UR

2-15-07 RP-D-15



Use on Review Development Plan

Name of Applicant: Ryan Lynch Date Filed: 9/25/2017 Meeting Date: 11/09/2017 Application Accepted by: Marc Payne Fee Amount: File Number: Development Plan Fee Amount: \$450.00 File Number: Use on Review 11-E-17-UR



PROPERTY INFORMATION Address: 0 WESTLAND DRIVE General Location: NW SIDE WESTLAND DRIVE AT ARTHUR VIEW LN Tract Size: 0.889 AC No. of Units: 3 Zoning District: PR (1-4/AC) Existing Land Use: VACANT Planning Sector: SOUTHWEST COUNTY Sector Plan Proposed Land Use Classification: LDR Growth Policy Plan Designation: Planned Census Tract: 57.07 Traffic Zone: Parcel ID Number(s): 144 GA 02901 Jurisdiction: County Commission 5 District

PROPERTY OWNER/OPTION HOLDER PLEASE PRINT Name: MARK GREEN Company: GREEN CONSTRUCTION Address: 9321 WESTLAND DR City: KNOXVILLE State: TN Zip: 37922 Telephone: 865. 388. 5893 Fax: E-mail:

APPLICATION CORRESPONDENCE All correspondence relating to this application should be sent to: PLEASE PRINT Name: RYAN LYNCH Company: LYNCH SURVEYS LLC Address: 4405 GESSER DR City: KNOXVILLE State: TN Zip: 37912 Telephone: 865. 584. 2630 Fax: 865. 584. 2801 E-mail: RLYNCH@LYNCHSURVEY.COM

APPROVAL REQUESTED Development Plan: X 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: [Signature] PLEASE PRINT Name: MARK GREEN Company: GREEN CONSTRUCTION Address: 9321 WESTLAND DR City: KNOXVILLE State: TN Zip: 37922 Telephone: 865. 388. 5893 E-mail:

