



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

▶ **FILE #:** 10-SB-18-C

AGENDA ITEM #: 17

AGENDA DATE: 10/11/2018

▶ **SUBDIVISION:** WESTLAND PLACE

▶ **APPLICANT/DEVELOPER:** HD DEVELOPMENT LLC

OWNER(S): Scott Davis

TAX IDENTIFICATION: 120 N G 00102-00121

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS:

▶ **LOCATION:** Northeast corner of Westland Dr and Morrell Rd.

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:** 8.95 acres

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

▶ **EXISTING LAND USE:** Detached Residential Subdivision

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Recreation center and residences - OS-1 (Open Space Preservation) & R-1 (Low Density Residential)

South: Residences - R-1 (Low Density Residential)

East: Residences - R-1 (Low Density Residential)

West: Office - A-1 (General Agricultural) & R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 20

SURVEYOR/ENGINEER: Fulghum MacIndoe & Associates, Inc.

ACCESSIBILITY: Access is via Bellingham Dr., a local street with a pavement width of 26' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the following change to the previously approved sidewalk plan for Westland Place Subdivision (6-SD-14-C) as identified below:**

1. The sidewalk that was proposed between lots 4 and 5 (Tax Parcels 120NG00105 & 00106) of Westland Place Subdivision that would connect the sidewalk in the Subdivision to the existing sidewalk along Morrell Rd. will be replaced by a sidewalk extension from the existing sidewalk along Morrell Rd., a distance of approximately 235' along the north side of Westland Dr. as identified on the revised concept plan. This change is being made due to grade issues with the previous proposal.

2. The proposal to end the sidewalk along the street frontage for Lot 1 (Tax Parcel 120NG00102) at the driveway crossing is not recommended for approval. The sidewalk shall be extended along the entire lot frontage in compliance with the Knoxville Department of Engineering requirements.

3. All proposed sidewalks are subject to approval by the Knoxville Department of Engineering and shall meet

all applicable Americans with Disabilities Act (ADA) requirements.

4. The proposed stream buffer encroachment mitigation that is shown on the revised concept plan is not an issue that would be addressed by the Planning Commission and would be addressed by the Knoxville Department of Engineering through their review process.

COMMENTS:

The applicant is requesting three revisions to the concept plan for Westland Place Subdivision (6-SD-14-C), an existing subdivision that is located at the northeast quadrant of the intersection of Morrell Rd. and Westland Dr. The revisions are being requested to address the completion of required infrastructure and the release of bonds that were provided for this subdivision. The Knoxville Department of Engineering has reviewed the requested changes and Planning Commission staff's recommendation outlined above is based on the recommendation of the Knoxville Department of Engineering staff.

ESTIMATED TRAFFIC IMPACT: 236 (average daily vehicle trips)

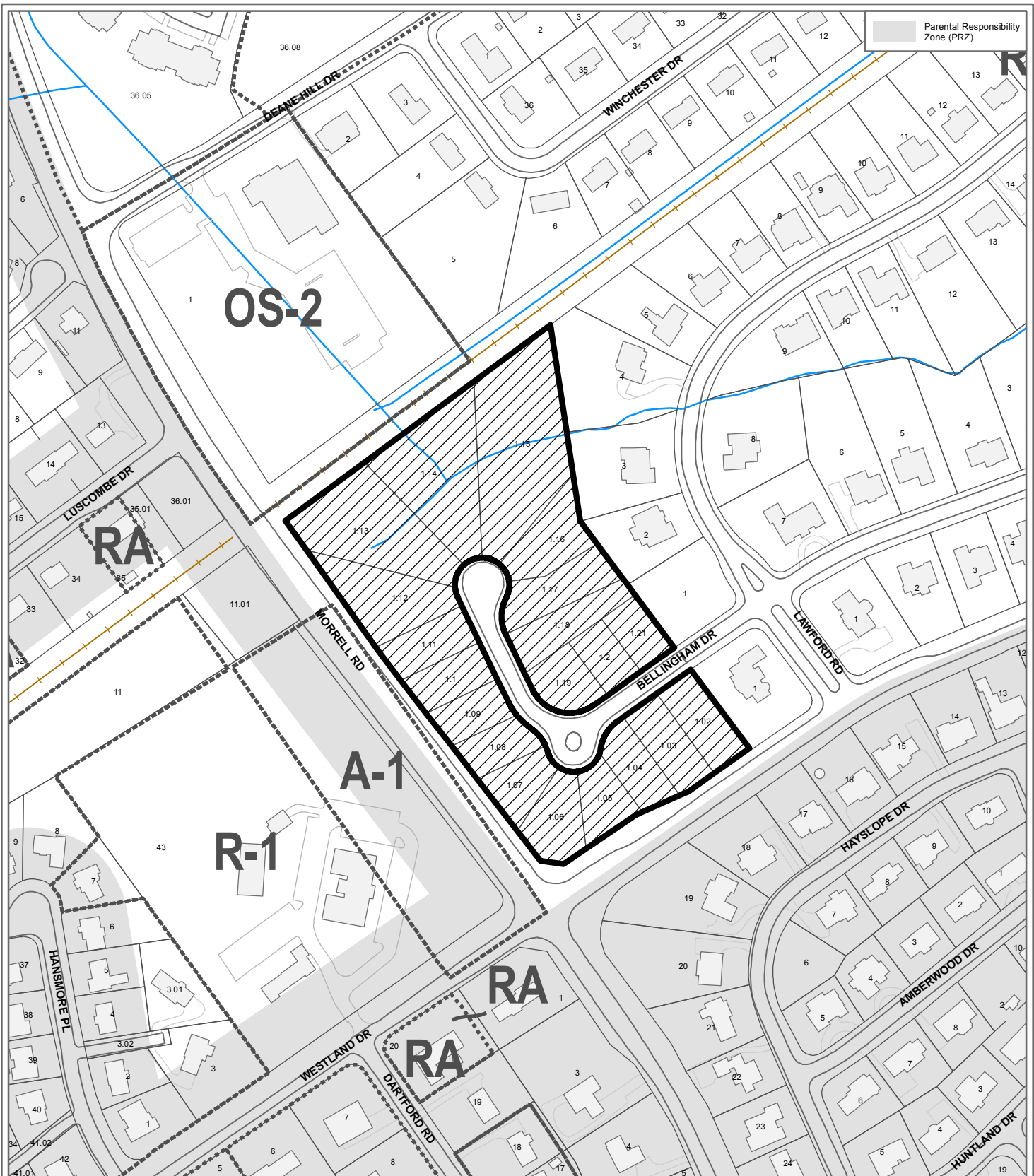
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 7 (public school children, ages 5-18 years)

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

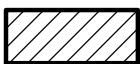
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development.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

Subdivision: Westland Place



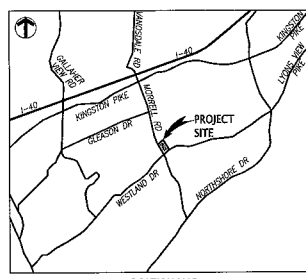
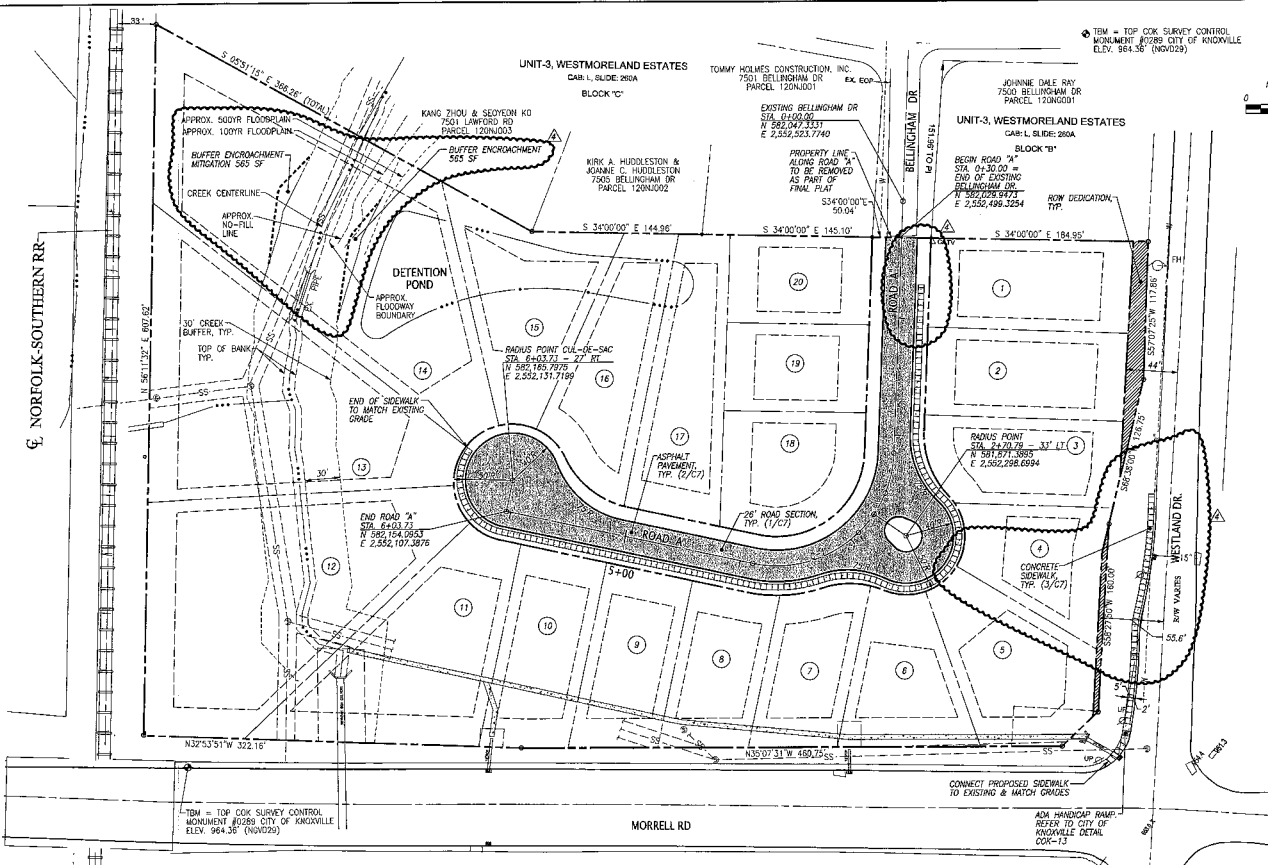
Approval of Concept Plan

Original Print Date: 9/20/2018 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 120
 Jurisdiction: City

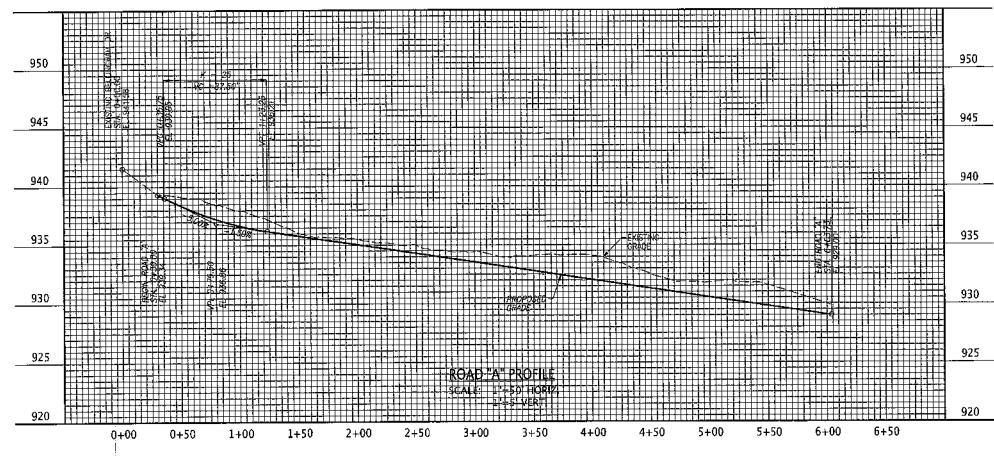
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- NOTES:**
1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM LEWIS AND ASSOCIATES CONSULTING ENGINEERS DATED JANUARY 8, 2015.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
 3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 4. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 6. PROPERTY CONCERNED REFLECTS PARCEL 120N00101 AS SHOWN IN KNOX COUNTY CLT MAP 120R. ZONING FOR THE PROPERTY IS R-1, RESIDENTIAL DISTRICT, CITY BLOCK NO. 51102, WARD NO. 51. TOTAL AREA = 8.056 AC. TOTAL IMPROVED AREA = 6.292 AC.
 7. BUILDING SETBACKS ARE 25-FT. IN FRONT AND REAR, 5-FT. ON SIDE.
 8. REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERDRIFT LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED (REFER TO THE CURB DETAIL) IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB.
 9. LANDSCAPING SHALL COMPLY WITH ALL ASPECTS OF THE KNOXVILLE TREE PROTECTION ORDINANCE.
 10. TREES OR ANY OTHER VEGETATION WITH LARGE ROOT STRUCTURES SHALL NOT BE PLACED ON ANY PORTION OF THE DETENTION/RETENTION POND BENCHES. NO VEGETATION OTHER THAN GRASS SHALL BE PLACED WITHIN THE REQUIRED STORMWATER VOLUME OF DETENTION/RETENTION POND.
- OWNER: HD DEVELOPMENT, LLC
P.O. BOX 11415
KNOXVILLE, TN 37939

- APPROVED VARIANCES:**
1. ALLOW FOR A HORIZONTAL CURVE OF 100-FT FOR ROAD. APPROVED ON JUNE 5TH, 2014.



HORIZONTAL CURVE DATA TABLE

CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-1	581,853.9002	2,552,251.7614	99°43'28" (RT)	100'	118.61	174.07

- LEGEND:**
- ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - PROPERTY LINE
 - ROAD CENTERLINE
 - SETBACK LINE
 - DETAIL REF. (DETAIL NO./SHT. NO.)
 - TYP.
 - LOT NUMBER

10-SB-18-C

RECEIVED
AUG 2 9 2015
Planning Commission

**FULGHUM
MACINDOE
& ASSOCIATES, INC.**

10330 HADEN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.520.6419
FAX: 865.590.6448
www.fulghummacindoe.com



WESTLAND PLACE
WESTLAND DRIVE
KNOXVILLE, TENNESSEE 37919

HD DEVELOPMENT, LLC
KNOXVILLE, TN 37939
CONTACT: MR. SCOTT DAVIS
TELEPHONE NO. 865.806.8008
EMAIL: SWD44@GMAIL.COM

SITE LAYOUT & PAVING PLAN

FROM DATE	BY	REVISION	DATE
06/02/14	CHC	DESIGN	06/02/14
02/27/14	CHC	DESIGN	02/27/14
01/29/15	CHC	DESIGN	01/29/15
01/27/15	CHC	DESIGN	01/27/15
02/25/15	CHC	DESIGN	02/25/15

Project: 525.002
Date: 02/25/15
Scale: 1"=50'

C1

File Name: A:\525.002\DWG\DWG5\MACINDOE.DWG
Plot Date: 02/25/15

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SUBDIVISION - CONCEPT



Name of Applicant: HD Development, LLC
 Date Filed: 8/20/18 Meeting Date: 10/11/18
 Application Accepted by: James Reed
 Fee Amount: \$500 File Number: Subdivision - Concept 10-SB-18-C
 Fee Amount: _____ Related File Number: Development Plan

PROPERTY INFORMATION

Subdivision Name: Westland Place

Unit/Phase Number: N/A

General Location: Northeast corner of Westland Dr. & Morrell Rd.

Tract Size: 8.95 Acres No. of Lots: 20

Zoning District: R-1 Residential

Existing Land Use: SFR - Single Family Residential

Planning Sector: LDR - Low Density Residential West City

Growth Policy Plan Designation: _____
LDR - Low Density Residential

Census Tract: 44.04

Traffic Zone: 118

Parcel ID Number(s): 120NG00102-120NG00121

Jurisdiction: City Council 2 District
 County Commission 4 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Mr. Scott Davis

Company: HD Development, LLC

Address: P.O. Box 11415

City: Knoxville State: TN Zip: 37939

Telephone: 865-806-8008

Fax: _____

E-mail: swd444@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Christopher H. Gollhofer, P.E.

Company: Fulghum MacIndoe & Associates

Address: 10330 Hardin Valley Rd. Suite 201

City: Knoxville State: TN Zip: 37932

Telephone: 865-690-6419

Fax: 865-690-6448

E-mail: gollhofer@fulghummacindoe.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB

Water KUB

Electricity KUB

Gas KUB

Telephone AT&T

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: Christopher H. Gollhofer, P.E.

Company: Fulghum MacIndoe & Associates

Address: 10330 Hardin Valley Rd. Suite 201

City: Knoxville State: TN Zip: 37932

Telephone: 865-690-6419

Fax: 865-690-6448

E-mail: gollhofer@fulghummacindoe.com

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

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: Mr. Scott Davis

Address: P.O. Box 11415

City: Knoxville State: TN Zip: 37939

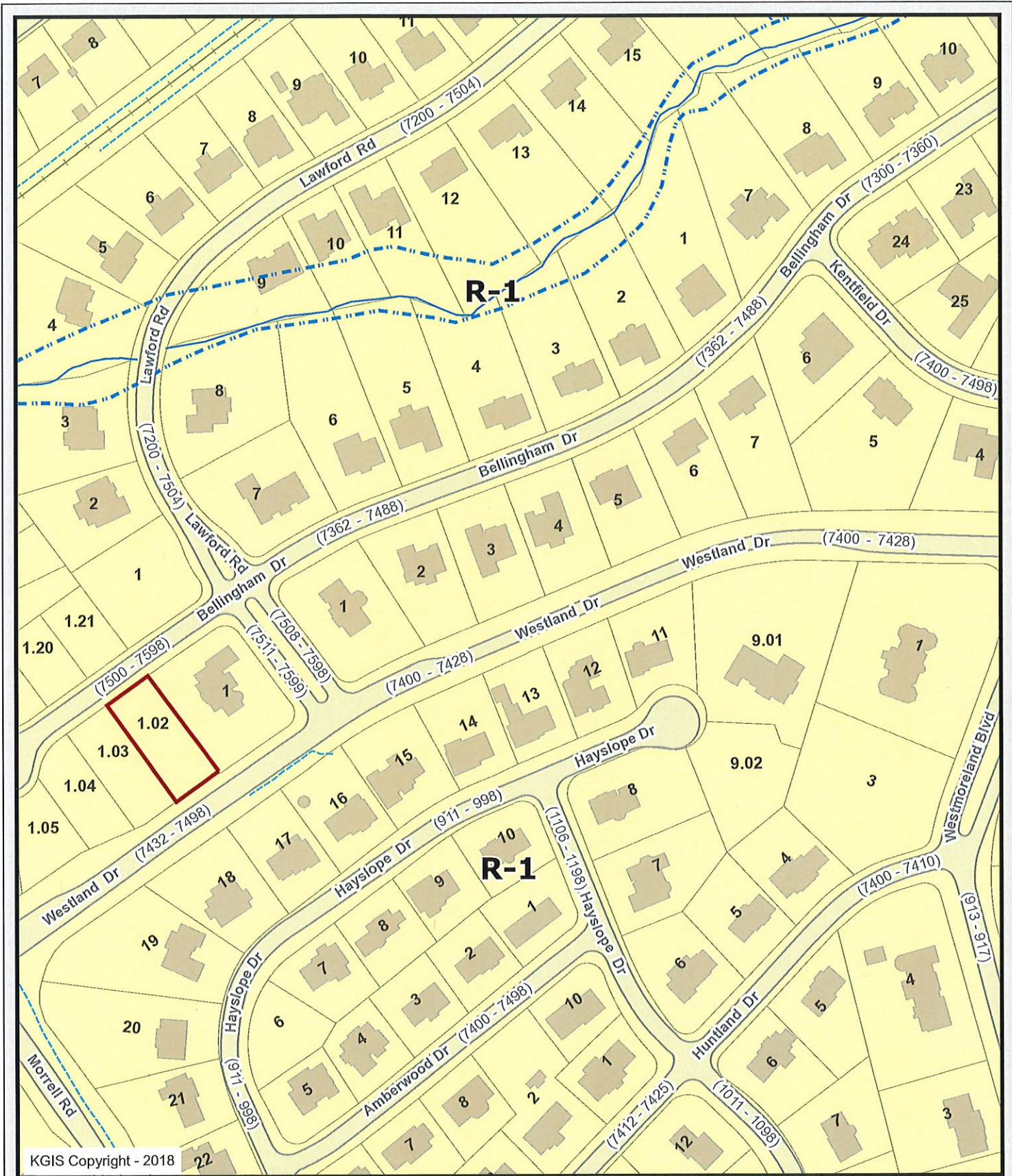
Telephone: 865-806-8008

Fax: _____

E-mail: swd444@gmail.com

Signature: 

Date: 8/14/18



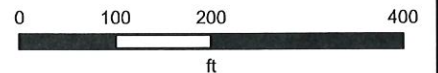
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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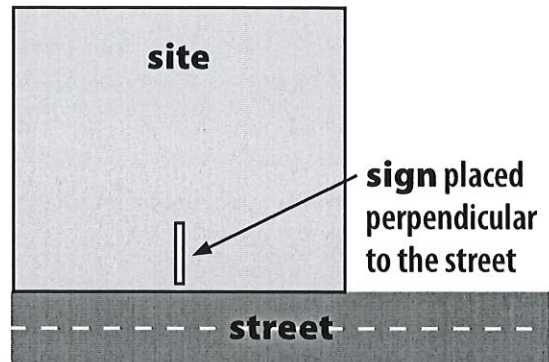
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

9/26/18

(15 days before the MPC meeting)

and

10/12/18

(the day after the MPC meeting)

Signature: _____

Christopher Golliber

Printed Name: _____

CHRISTOPHER GOLLIBER

Phone: _____

865-690-6419

Email: _____

golliber@fulghummacindoe.com

Date: _____

8/20/18

MPC File Number: _____

10-SB-18-C