



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 3-SB-19-C

AGENDA ITEM #: 10

AGENDA DATE: 3/14/2019

▶ **SUBDIVISION:** THE GABLES AT WESTMORELAND

▶ **APPLICANT/DEVELOPER:** HOMESTEAD LAND HOLDINGS, LLC

OWNER(S): Bob Mohney / Homestead Land Holdings, LLC

TAX IDENTIFICATION: 121 I A 024

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 Old Kent Dr

▶ **LOCATION:** East end of Old Kent Dr.

SECTOR PLAN: West City

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

WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:** 18.94 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Mixed businesses - C-6 (General Commercial Park)
South: Residences - EN-2 (Established Neighborhood)
East: Residences - EN-2 (Established Neighborhood)
West: Residences - R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 27

SURVEYOR/ENGINEER: Rackley Engineering

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

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan for 27 detached residential units on individual lots, subject to 11 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 the City of Knoxville (City Ord. 0-280-90).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering and shall be installed at the time the streets are installed.
4. Roadway design must meet AASHTO standards. Provide justification to the Knoxville Department of Engineering that supports the 100' horizontal curve radius on Road B. The proposed horizontal curve is subject

to review and approval by the Knoxville Department of Engineering.

5. Provide sight distance verification for intersections and driveways impacted by the curvature of the roadway.
6. The design of the boulevard entrance and proposed mail facility location is subject to review and approval by the Knoxville Department of Engineering during design plan review.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Identify the sinkhole and 50' buffer on the final plat.
9. Prior to final plat approval, establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the commonly held assets including the common area and the stormwater system.
10. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
11. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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 18.94 acre tract into 27 detached residential lots and common area at a density of 1.43 du/ac. This property which is zoned R-1 (Low Density Residential) is located at the eastern end of Old Kent Dr. The proposed subdivision will be served by public streets. The R-1 zoning district has a minimum lot size requirement of 7,500 square feet and a minimum lot width requirement of 75'. The proposed lots in this subdivision range in size from 14,285 to 24,928 square feet and on average are half an acre in size. The proposed lot width is 79'. The subdivision includes 5.45 acres in common area which is approximately 28.8% of the subdivision. The common area which is located along the north side of the subdivision includes the floodplain for Fourth Creek, the required stream buffers and proposed stormwater ponds.

ESTIMATED TRAFFIC IMPACT: 312 (average daily vehicle trips)

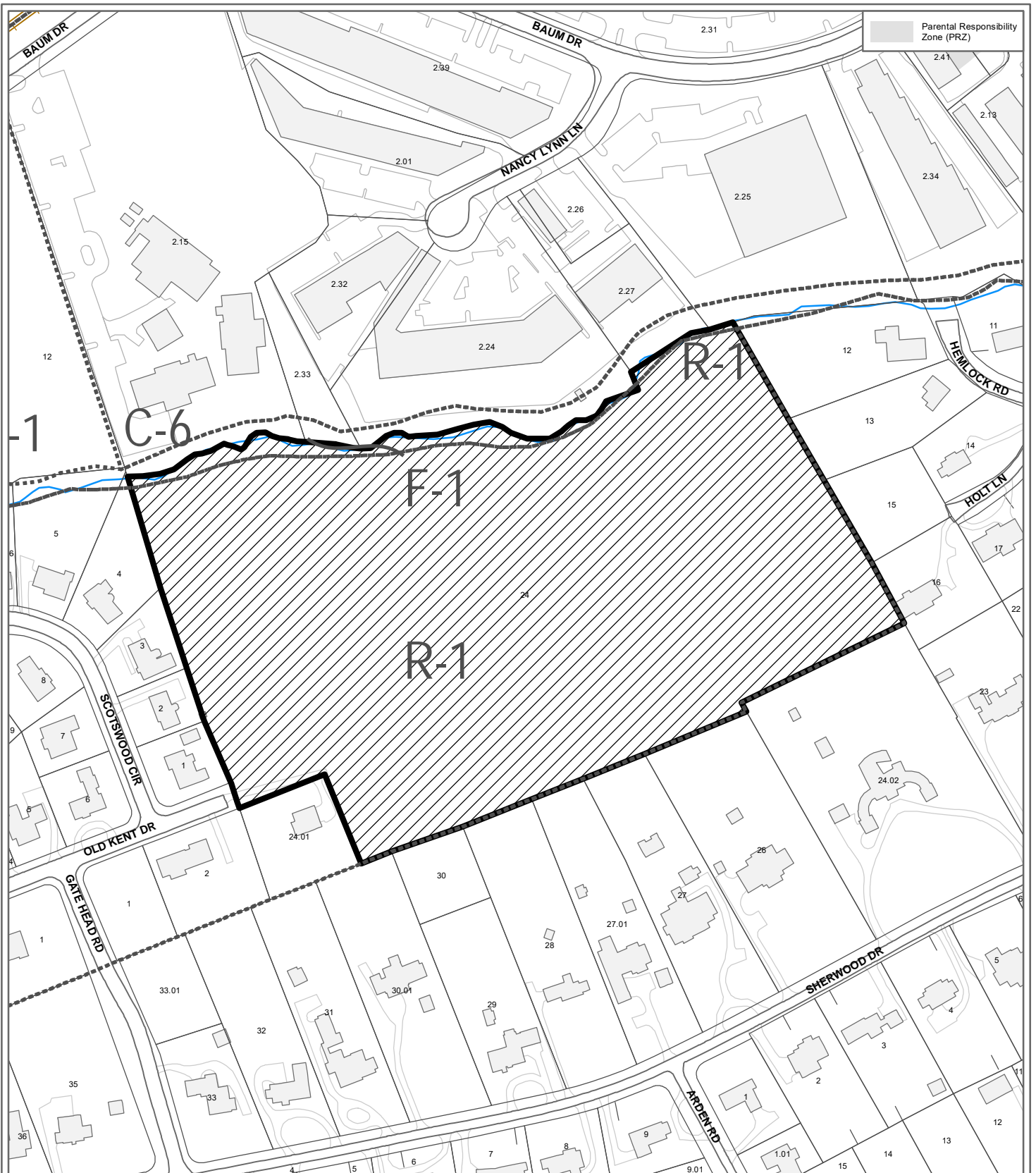
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 10 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

Knoxville-Knox County Planning Commission'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.



**3-SB-19-C
CONCEPT PLAN**

Subdivision: The Gables at Westmoreland

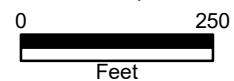


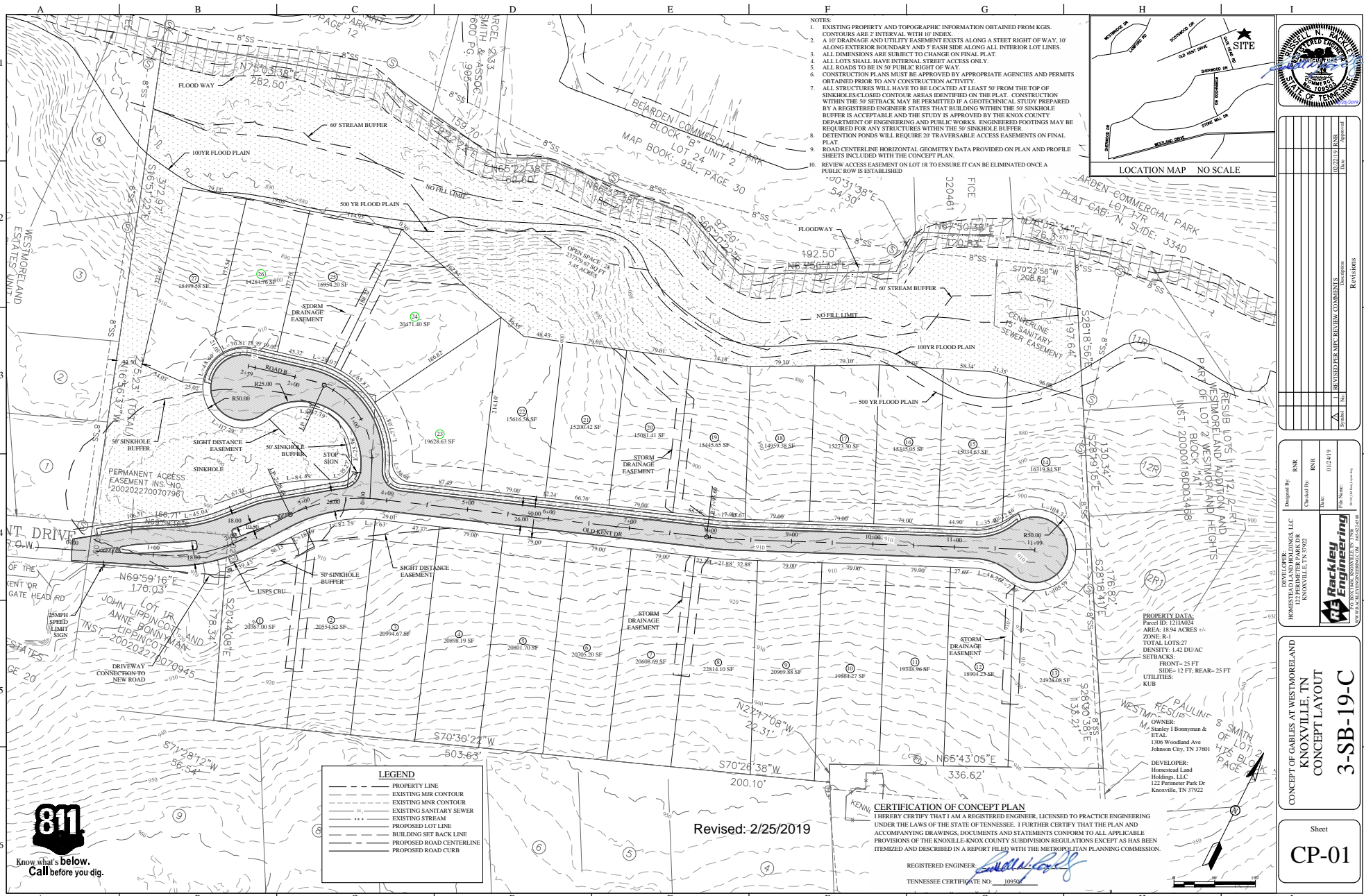
Approval of Concept Plan

Original Print Date: 2/19/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

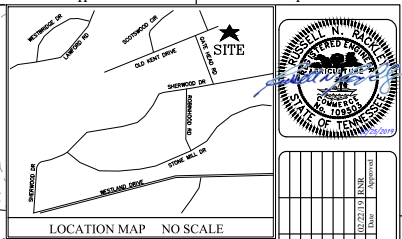
Map No: 121
 Jurisdiction: City





LEGEND	
(---)	PROPERTY LINE
(---)	EXISTING MNR CONTOUR
(---)	EXISTING MNR CONTOUR
(---)	EXISTING SANITARY SEWER
(---)	EXISTING STREAM
(---)	PROPOSED LOT LINE
(---)	BUILDING SET BACK LINE
(---)	PROPOSED ROAD CENTERLINE
(---)	PROPOSED ROAD CURB

- NOTES:
- EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
 - A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STREET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' EACH SIDE ALONG ALL INTERIOR LOT LINES.
 - ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
 - ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
 - ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY.
 - CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - ALL STRUCTURES WILL HAVE TO BE LOCATED AT LEAST 50' FROM THE TOP OF SINKHOLES/LOEDED CONTOUR AREAS IDENTIFIED ON THE PLAN. CONSTRUCTION WITHIN THE 50' SETBACK MAY BE PERMITTED IF A GEOTECHNICAL STUDY PREPARED BY A REGISTERED ENGINEER STATES THAT BUILDING WITHIN THE 50' SINKHOLE BUFFER IS ACCEPTABLE AND THE STUDY IS APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS. ENGINEERED FOOTINGS MAY BE REQUIRED FOR ANY STRUCTURES WITHIN THE 50' SINKHOLE BUFFER.
 - DETONATION PONDS WILL REQUIRE 20' TRAVELABLE ACCESS EASEMENTS ON FINAL PLAT.
 - ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN.
 - REVIEW ACCESS EASEMENT ON LOT 16 TO ENSURE IT CAN BE ELIMINATED ONCE A PUBLIC ROW IS ESTABLISHED.



NO.	DATE	BY	REVISION
1	10/22/19	ENR	REVISED PER AEC REVIEW COMMENTS
2			
3			
4			
5			
6			

Designed By:	ENR
Checked By:	ENR
Date:	01/24/19
Plot Name:	10/22/19 ENR
Scale:	AS SHOWN

PROPERTY DATA:
Parcel ID: 1211002
AREA: 18.94 ACRES ±
ZONE: R-1
TOTAL LOTS: 27
DENSITY: 1.42 DU/AC
SETBACKS:
FRONT: 25 FT
SIDE: 12 FT REAR: 25 FT
KUB
UTILITIES:
PAULINE S. SMITH OF LOT 12
RESERVE LOTS
WESTMORELAND ADDITION AND
HEIGHTS
WESTMORELAND PARK DR
KNOXVILLE, TN 37922

CERTIFICATION OF CONCEPT PLAN
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: *Stanley J. Bonnyman*
TENNESSEE CERTIFICATE NO.: 10950

Revised: 2/25/2019

Sheet
CP-01

CONCEPT OF GABLES AT WESTMORELAND AND KNOXVILLE, TN
3-SB-19-C
CONCEPT LAYOUT

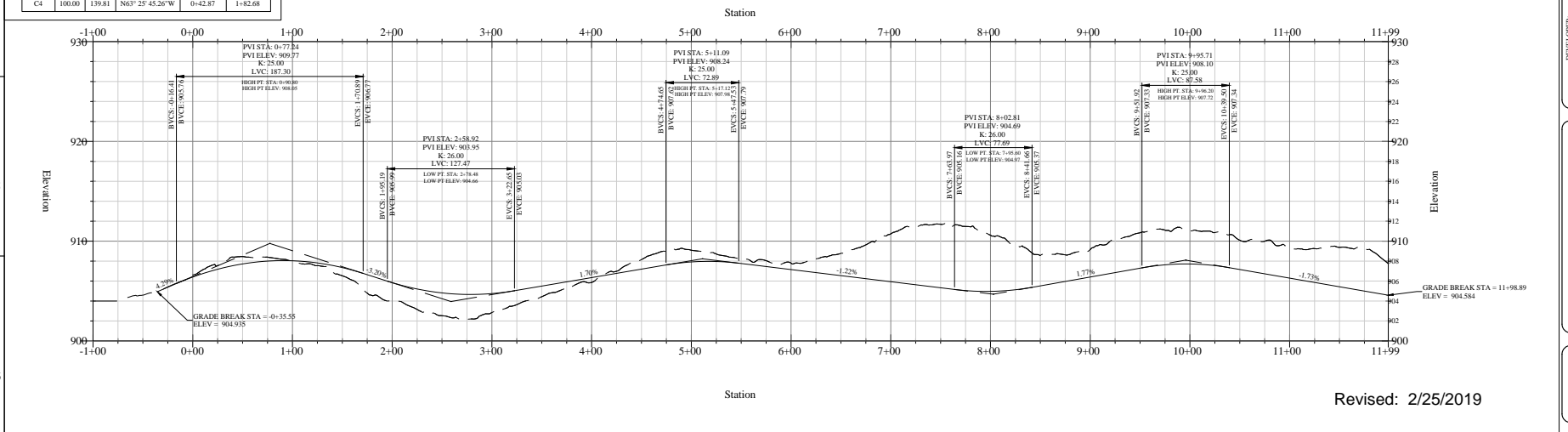


Line Table: Alignments				
Line #	Length	Direction	Start Station	End Station
L5	42.87	N23° 22' 37.29"W	0+00.00	0+42.87
L6	75.93	S76° 31' 06.78"W	1+82.68	2+58.60
L2	56.13	N36° 18' 19.09"E	2+17.48	2+73.62
L3	414.76	N70° 07' 48.28"E	3+91.69	8+06.44
L4	372.57	N65° 34' 17.90"E	8+26.33	11+98.90

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Station	End Station
C1	200.00	107.07	N51° 38' 31.47"E	1+10.41	2+17.48
C2	200.00	118.07	N53° 13' 03.69"E	2+73.62	3+91.69
C3	250.00	19.89	N67° 51' 03.09"E	8+06.44	8+26.33
C4	100.00	139.81	N63° 25' 45.26"W	0+42.87	1+82.68

OLD KENT DR PROFILE

ROAD WILL BE POSTED 25MPH SPEED LIMIT



Rev	Date	Description
1	10/22/19	RNR
2		RNR
3		RNR
4		RNR
5		RNR
6		RNR
7		RNR
8		RNR
9		RNR
10		RNR
11		RNR
12		RNR
13		RNR
14		RNR
15		RNR
16		RNR
17		RNR
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40		RNR
41		RNR
42		RNR
43		RNR
44		RNR
45		RNR
46		RNR
47		RNR
48		RNR
49		RNR
50		RNR

Designed By: RNR
 Checked By: RNR
 Date: 01/24/19
 Project Name: 11 REVISED PER AEC REVIEW COMMENTS
 Scale: AS SHOWN
 Drawing No: 3-SB-19-C

CONCEPT OF GABLES AT WESTMORELAND AND KNOXVILLE, TN
 ROAD PLAN AND PROFILE
 3-SB-19-C

Sheet
 CP-02

Revised: 2/25/2019

Line Table: Alignments

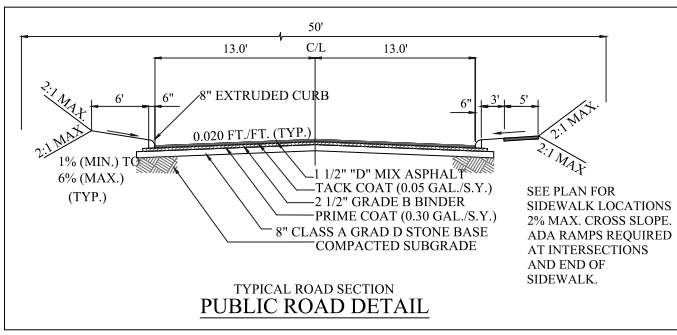
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Curve Table: Alignments

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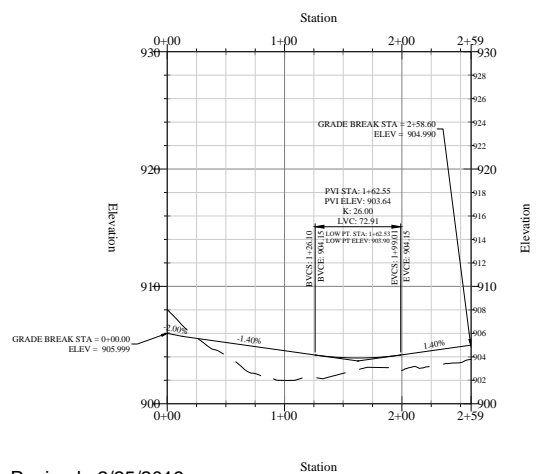


Revision	Date	By	Appr.
1	02/22/19	RNR	RNR



ROAD TO BE POSTED 25MPH SPEED LIMIT
 MINIMUM CENTERLINE RADIUS OF 165 FT WAS REDUCED TO 100'
 TO ALLOW A PERPENDICULAR INTERSECTION. AASHTO RADIUS
 WILL NOT FIT DUE TO SHORT ROAD LENGTH

ROAD B PROFILE

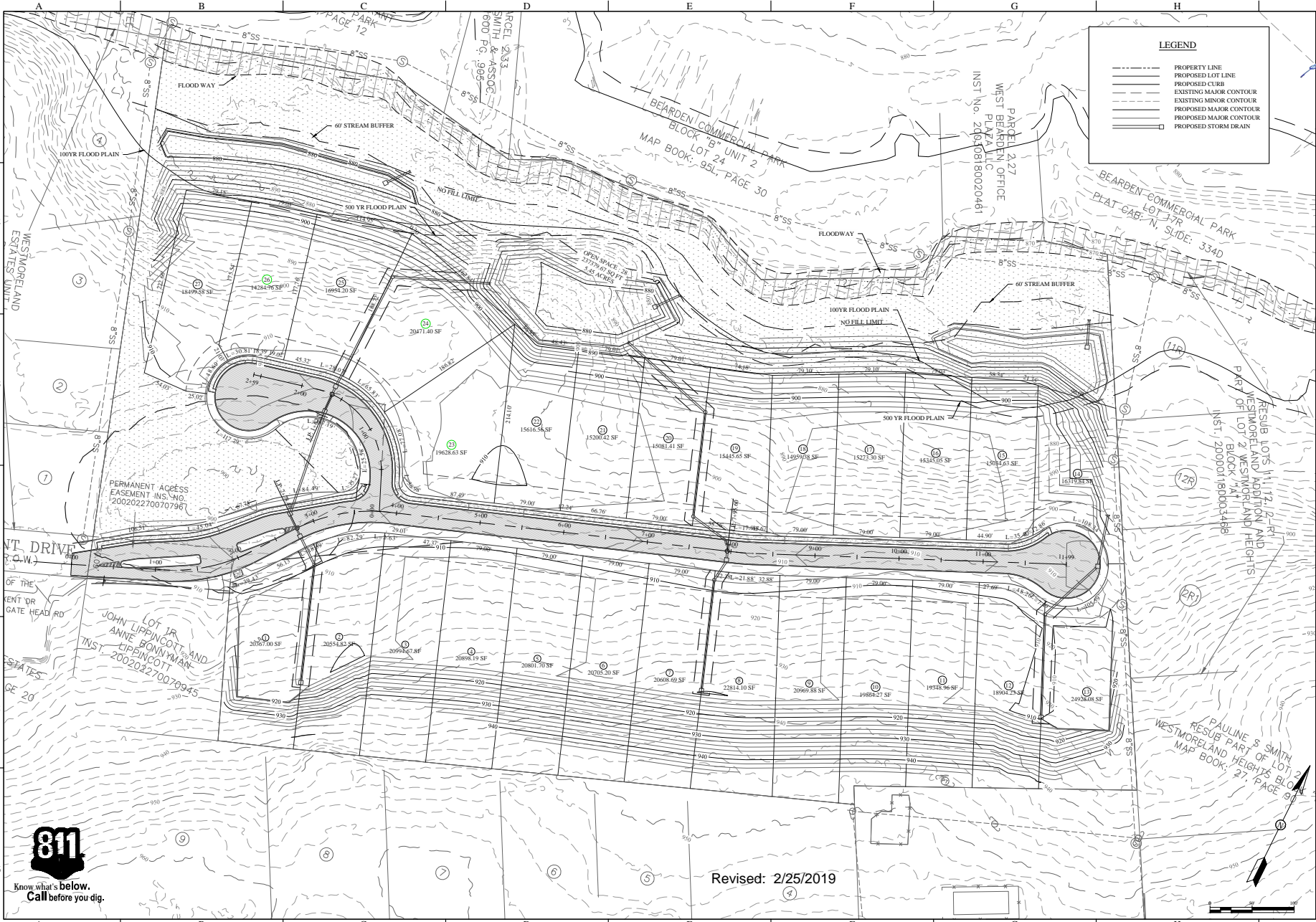


Revised: 2/25/2019

Designed By:	RNR	0/24/19
Checked By:	RNR	
Drawn:		
Scale:		
File Name:		

CONCEPT OF GABLES AT WESTMORELAND
 KNOXVILLE, TN
 ROAD PLAN AND PROFILE
3-SB-19-C

Sheet
CP-03



LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED CURB
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED STORM DRAIN



NO.	DATE	REVISIONS
1	02/22/19	REVISED PER AEC REVIEW COMMENTS
2		
3		
4		
5		
6		

Designed By: RNR
 Checked By: RNR
 Date: 01/24/19
 Title: 3-SB-19-C
 Project Name: 122 PRIMER PARK DR KNOXVILLE, TN 37922
Rackley Engineering
 1000 N. W. 10TH AVENUE, SUITE 2000
 MIAMI, FL 33136

CONCEPT OF GABLES AT WESTMORELAND AND KNOXVILLE, TN
3-SB-19-C
 CONCEPT GRADING & DRAINAGE

Sheet
CP-04

Revised: 2/25/2019



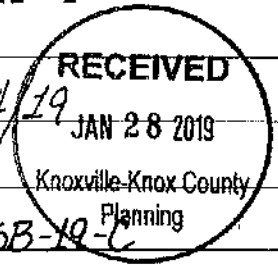
M P C

METROPOLITAN
PLANNING
COMMISSION

T E N N E S S E E
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: HOMESTEAD LAND HOLDINGS, LLC
 Date Filed: 1/28/19 Meeting Date: 3/14/19
 Application Accepted by: M. Payne
 Fee Amount: 1310.00 File Number: Subdivision - Concept 3-5B-19-C
 Fee Amount: 74 Related File Number: Development Plan 74



PROPERTY INFORMATION

Subdivision Name: THE GABLES AT WESTMORELAND

Unit/Phase Number: N/A

General Location: WESTMORELAND HEIGHTS, END OF OLD KONT DR

Tract Size: 18.94 No. of Lots: 27

Zoning District: R-1

Existing Land Use: VACANT

Planning Sector: WEST CITY 7

Growth Policy Plan Designation: City

Census Tract: 44.04

Traffic Zone: 118

Parcel ID Number(s): 121IA024

Jurisdiction: City Council 2 District
 County Commission 4 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: BOB MOHNGY

Company: HOMESTEAD LAND HOLDINGS, LLC

Address: 122 FORUMSIDE PARK DR

City: KNOXVILLE State: TN Zip: 37922

Telephone: _____

Fax: _____

E-mail: BMOHNGY@SADDLEBROOKPROPERTIES.COM

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: RUSSELL N. RACKLEY, P.E.

Company: RACKLEY ENGINEERING

Address: PO BOX 30456

City: KNOXVILLE State: TN Zip: 37930

Telephone: 865-850-1535

Fax: N/A

E-mail: RNRACKLEY@RACKLEYENGINEERING.COM

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUTS

Water KUB

Electricity KUTS

Gas KUTS

Telephone _____

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)

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: ENGINEER

Company: _____

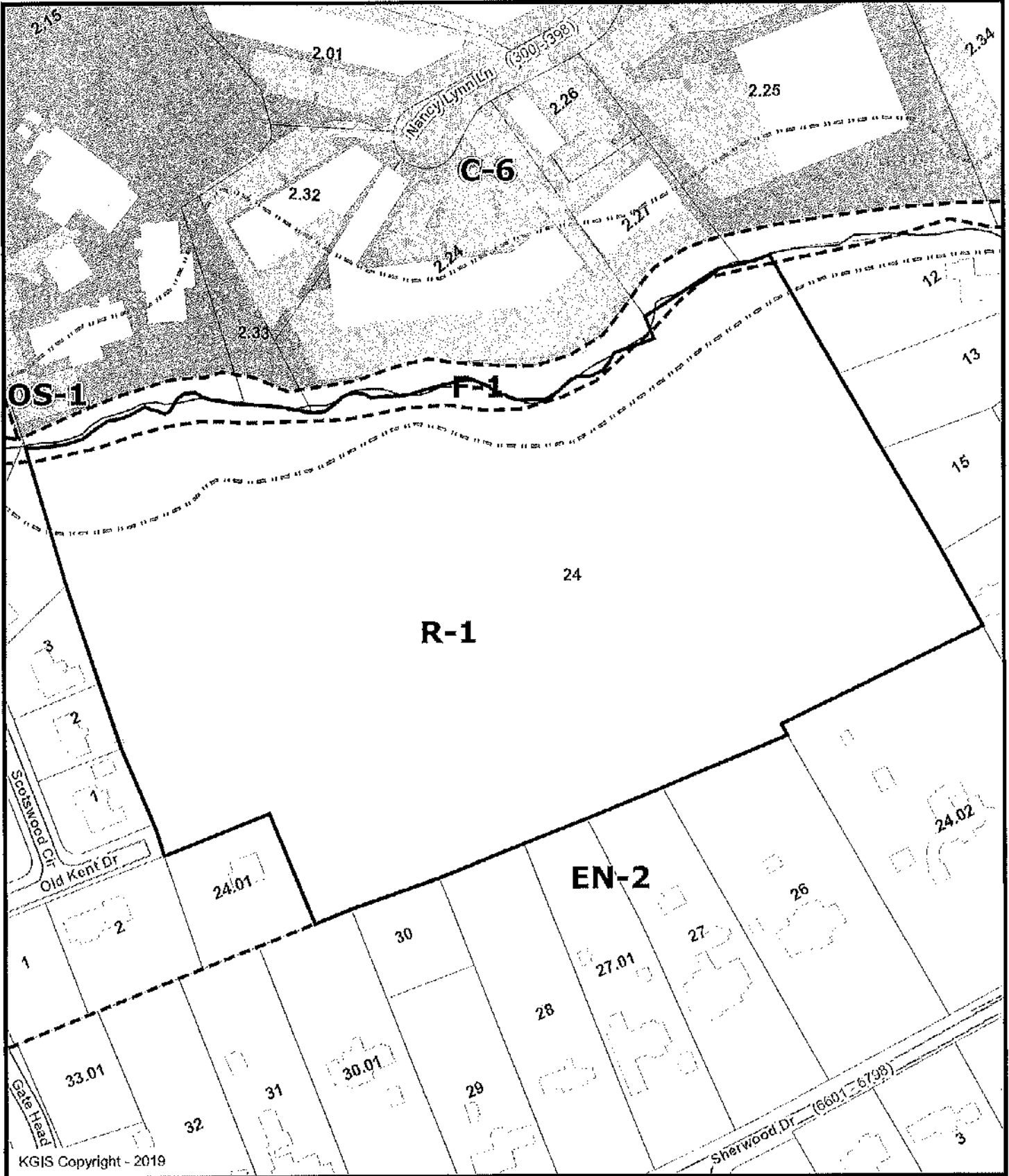
Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

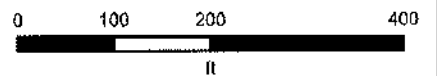
E-mail: _____



Letter Portrait

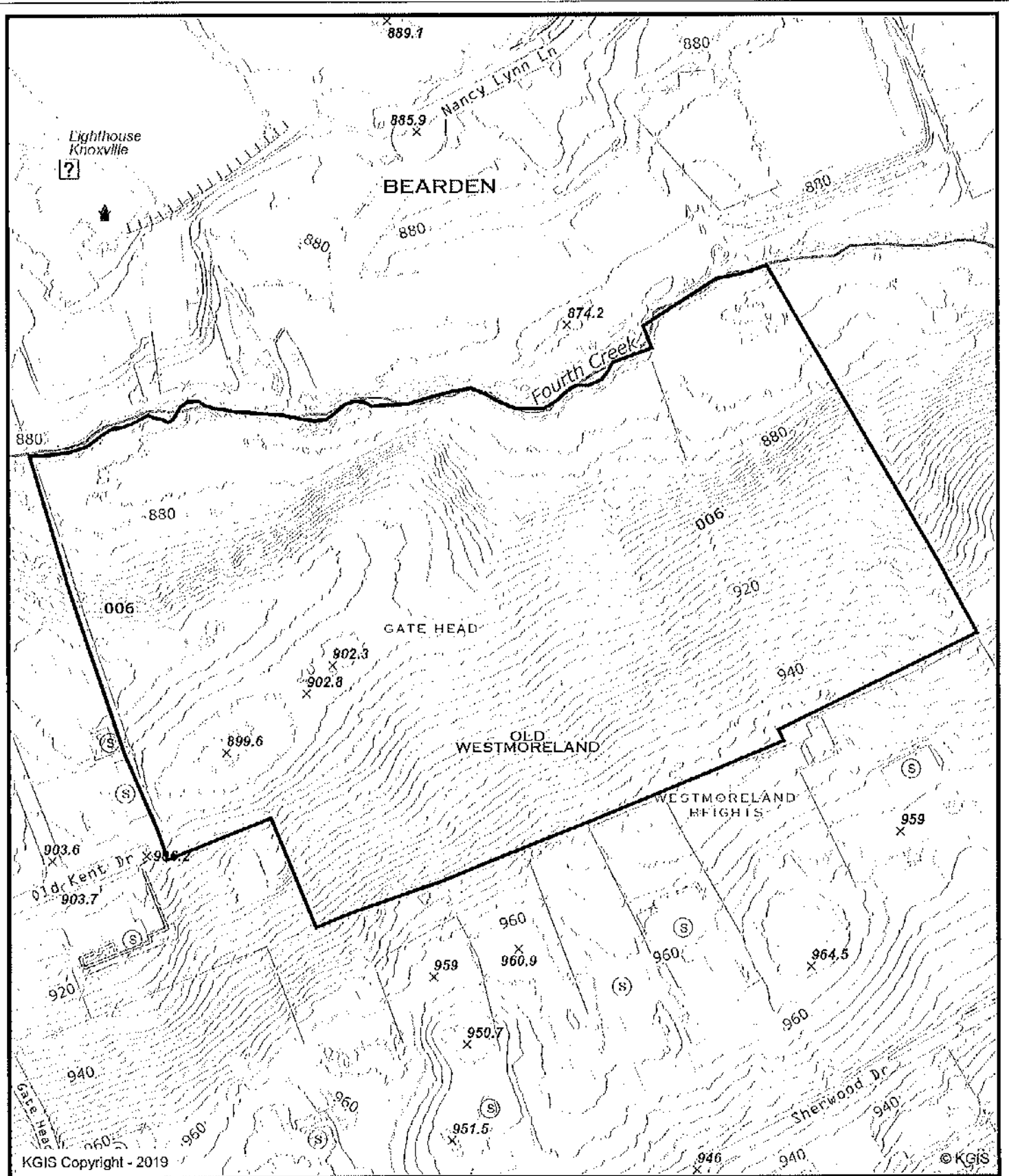


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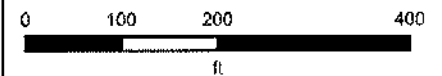


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Letter Portrait

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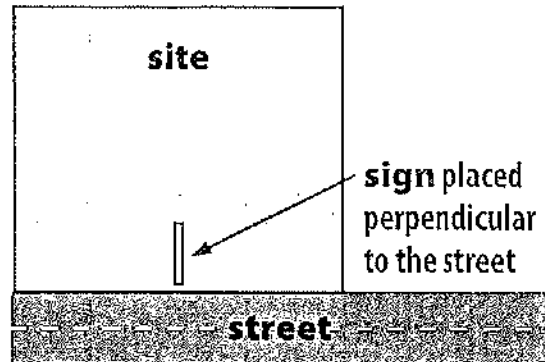
REQUIRED SIGN POSTING AGREEMENT

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:

~~1/28/19~~ ^{02/27/19} and 3/15/19
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: *Russell W. Rackley*

Printed Name: Russell W. RACKLEY

Phone: 865-850-1555 Email: RNRACKLEY@RACKLEYENGINEERING.COM

Date: 1/28/19

MPC File Number: 3-5B-19-C