



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 2-SB-20-C  
2-D-20-UR

**AGENDA ITEM #:** 17  
**AGENDA DATE:** 2/13/2020

▶ **SUBDIVISION:** WESTLAND OAKS -UNIT 3

▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC

**OWNER(S):** Mesana Investments, LLC

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

**JURISDICTION:** County Commission District 5

**STREET ADDRESS:** 9900 Westland Dr.

▶ **LOCATION:** West side of Ridge Climber Rd., south of Westland Dr., west of I-140.

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Sinking Creek

▶ **APPROXIMATE ACREAGE:** 19.2 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached Residential Subdivision

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

▶ **NUMBER OF LOTS:** 59

**SURVEYOR/ENGINEER:** Fulghum MacIndoe & Associates, Inc.

**ACCESSIBILITY:** Access is via Ridge Climber Road, a local street with a 22' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

## STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 8 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
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 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.

4. Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc. as revised on January 6, 2020, and as approved and required by the Knox County Department of Engineering and Public Works. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
5. 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 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 or approved amenity area. 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.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Revising the concept plan to add an amenity area for Westland Oaks Subdivision.
8. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the Development Plan for up to 59 attached dwelling units on individual lots, 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:**

The applicant is proposing to develop this 19.2 acre tract with 59 attached residential lots as the third and final phase of Westland Oaks Subdivision. The subdivision has access out to Westland Drive at two locations, which includes Ridge Climber Road on the west and Heritage Lake Boulevard on the east.

As proposed, there will be a total of 243 lots for the entire subdivision. This is a reduction of 23 lots from previous approvals which is the result of changes in the lot layout for Unit 2 of the subdivision that occurred at the design plan stage of the subdivision review. While Unit 3 of the subdivision has a site specific density of 3.07 du/ac, the overall density for the subdivision will be 2.89 du/ac.

The applicant has submitted a concept plan that has clustered the lots on the site in order to avoid the steeper portions of the site that are within the Hillside Protection Area. As with the previous units of the subdivision this site is being considered under the Hillside and Ridgetop Protection Area Development Standards of Section 4.01 of the Subdivision Regulations. The proposed plan will continue with the street design with a 22' pavement width within a 40' right-of-way.

A Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc. was submitted for the proposed subdivision (last revised date of January 6, 2020). In order to maintain an acceptable level of service, the study recommended that a westbound left turn lane be provided at the intersection of Westland Drive at Ridge Climber Road. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.

One of the general provisions for the PR zoning district is that it encourages open space for recreational use. Historically the Planning Commission has required amenity areas for any development with 150 or more lots. Pedestrian connections have also been required between the proposed lots and amenity areas. While sidewalks are being provided on one side of the streets within the subdivision, there is no amenity area proposed for this subdivision that will have a total of 243 lots. Staff is recommending that an amenity area be provided.

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

1. The proposed attached 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 2.89 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 out to a minor arterial street.

#### 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 2.89 du/ac is consistent with the Sector Plan.
2. This site is located in the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

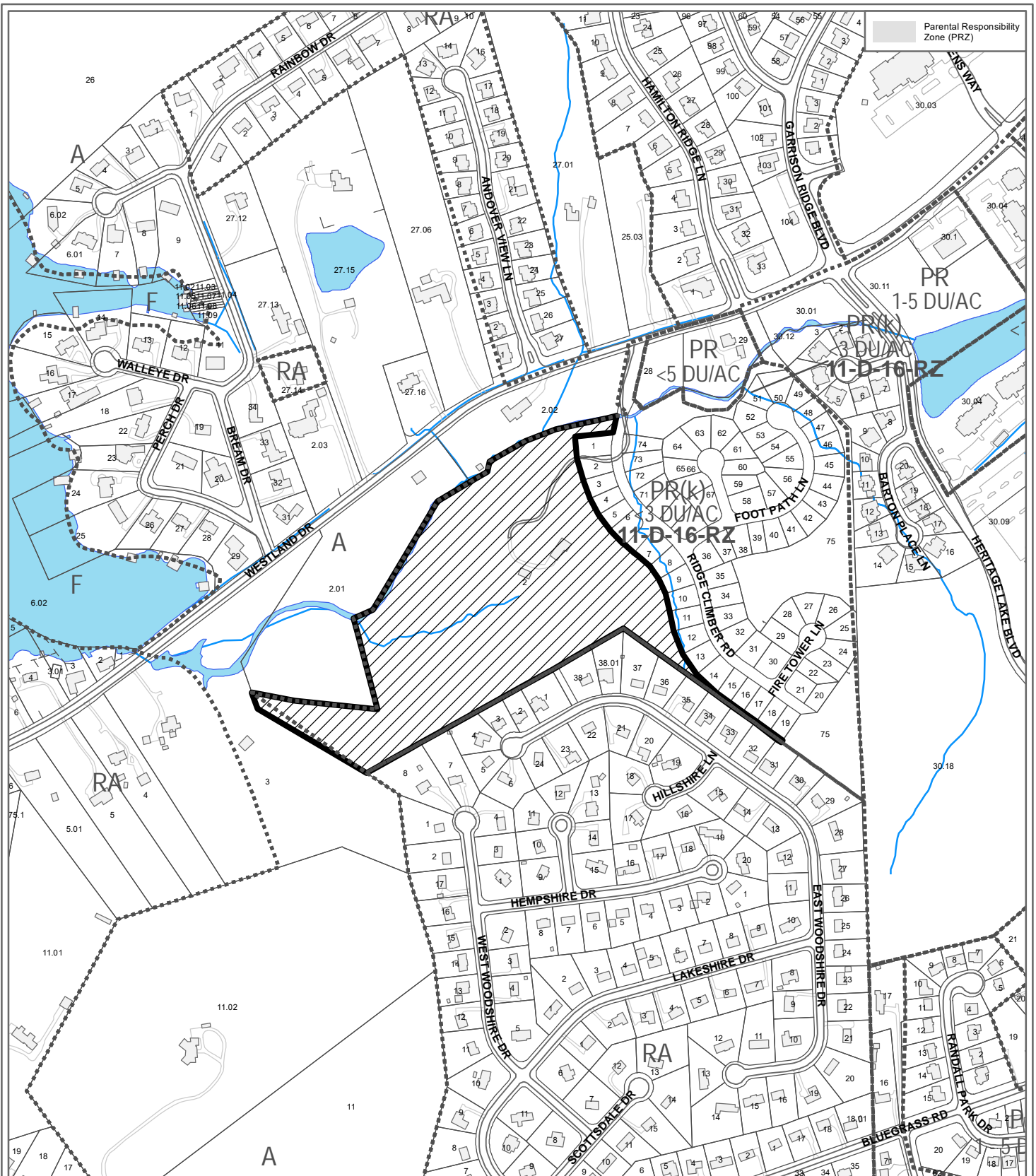
**ESTIMATED STUDENT YIELD:** 4 (public school children, grades K-12)

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

Knoxville-Knox County Planning Commission's approval or denial of this use on review 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.



**2-SB-20-C / 2-D-20-UR  
CONCEPT PLAN/USE ON REVIEW**

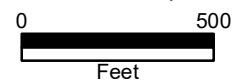


Attached Residential Subdivision in PR (Planned Residential) (k)

Petitioner: Mesana Investments, LLC  
Westland Oaks -Unit 3

Map No: 154

Jurisdiction: County



Original Print Date: 1/13/2020

Revised:

Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**WESTLAND OAKS UNIT 3**  
9900 WESTLAND DRIVE  
KNOXVILLE, TENNESSEE 37922

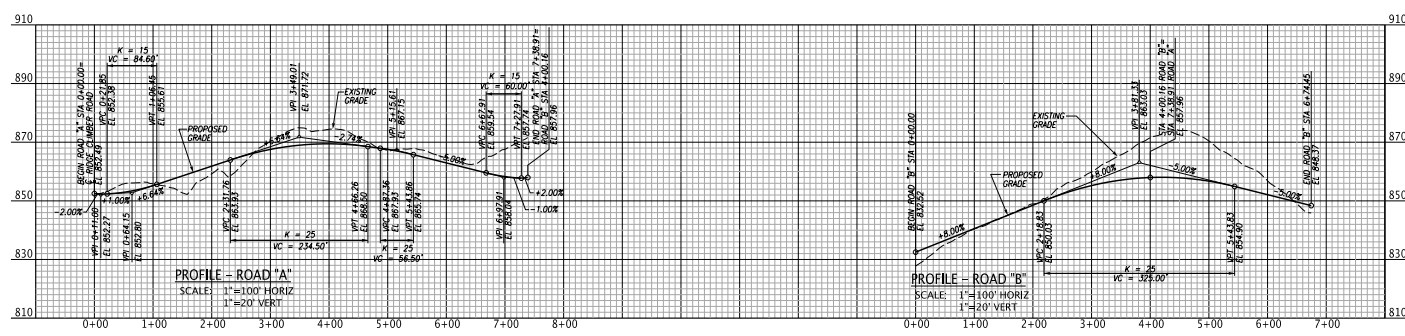
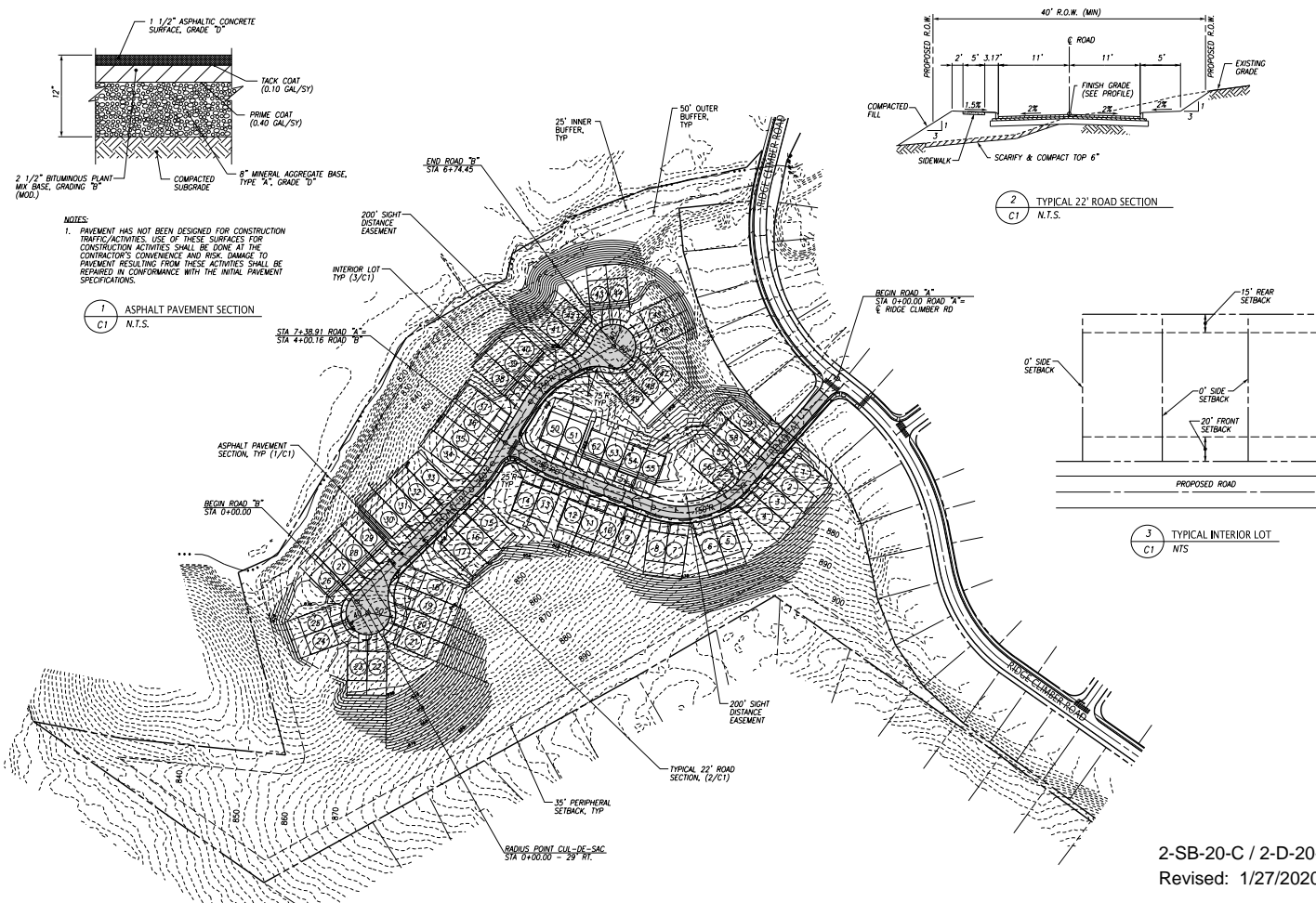
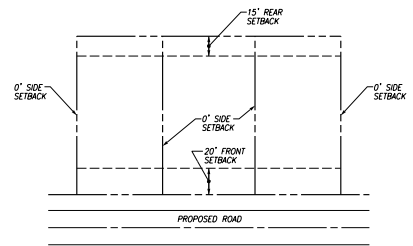
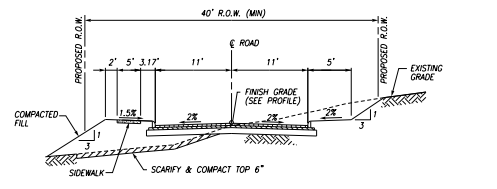
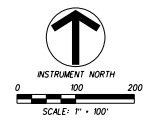
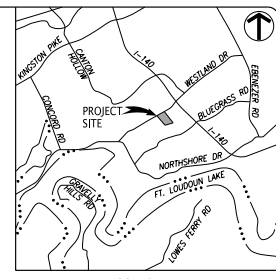
**MESANA INVESTMENTS, LLC**  
P.O. BOX 1116  
KNOXVILLE, TN 37939  
CONTACT: MR. SCOTT DAVIS  
TELEPHONE NO.: 865.693.3316  
EMAIL: svd444@gmail.com

**CONCEPT PLAN**

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE	DATE
525.004.2	WCF	07/27/20	REVISED PER PLANNING STAFF COMMENTS	07/27/20
	WCF	07/16/20	ADDED PROPOSED CONTOURS	07/16/20
	WCF	12/23/19	ISSUED CONCEPT PLAN FOR REVIEW	12/23/19

Project: 525.004.2  
Date: 12/13/19  
Scale: 1"=100'

**C1**



**2-SB-20-C / 2-D-20-UR**  
Revised: 1/27/2020

- GENERAL NOTES:**
- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM RECENT EXISTING CONTOURS ARE AT 2-FT. INTERVALS.
  - PROPERTY CONCERNED REFLECTS PARCEL 154.002 AS SHOWN IN KNOX COUNTY CLY MAP 154. ZONING FOR THE PROPERTY IS PL. PLANNED RESIDENTIAL ZONE. TOTAL AREA = 19.2 AC.
  - OWNER: MESANA INVESTMENTS, LLC  
P.O. BOX 1116  
KNOXVILLE, TN 37939
  - ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
  - PROPOSED IMPROVEMENTS INCLUDE 22' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
  - THE PROPOSED DENSITY IS 59 DU/19.2 AC = 3.07 DU/AC.
  - PLANNING COMMISSION CASE NUMBER: 2-SB-20-C/2-D-20-UR

- VARIANCE REQUESTS:**
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT. TO 150-FT. FOR ROAD "A" FROM STA 2+480.76 TO STA 4+41.41.
  - REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT. TO 150-FT. FOR ROAD "B" FROM STA 4+488.82 TO STA 5+2.12.

- UTILITY OWNERS:**
- WATER & SEWER**  
FIRST UTILITY DISTRICT (FUD)  
122 BURNWOOD ROAD  
KNOXVILLE, TN 37922  
CONTACT: MR. TROY WEDDING  
OFFICE PHONE: 865.772.504
- ELECTRIC**  
LENNOR CITY UTILITY BOARD (LCUB)  
P.O. BOX 448  
LENNOR CITY, TN 37771  
CONTACT: MR. JAY HINES  
OFFICE PHONE: 865.986.6591
- GAS**  
KNOXVILLE UTILITIES BOARD (KUB)  
P.O. BOX 59017  
KNOXVILLE, TN 37960-8017  
CONTACT: MR. CHRIS MCCORMACK  
OFFICE PHONE: 865.558.2123
- TELEPHONE**  
AT&T  
9733 PARKSIDE DRIVE  
KNOXVILLE, TN 37922  
CONTACT: MS. WENDY DAILY  
OFFICE PHONE: 865.539.8571

**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 THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-MOORE 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. 0102940

- LEGEND:**
- PROPOSED ASPHALT PAVEMENT
  - PROPOSED CONCRETE PAVEMENT
  - PROPOSED LOT NUMBER
  - PROPOSED PROPERTY/ROW LINE
  - EXISTING PROPERTY LINE
  - PROPOSED ROAD CENTER LINE
  - EXISTING CONTOUR
  - 890 PROPOSED CONTOUR
  - 890 PROPOSED CONTOUR
  - LIMITS OF DISTURBANCE

File Name: I:\2020\2020-05-20\2020\Concept Plan\20200520.dwg  
Plot Date: 1/27/2020

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# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

Mesana Investments, LLC

Property Owner

Applicant Name

Affiliation

12/30/19  
Date Filed

02/13/2020

Meeting Date (if applicable)

2-SB-20-C (2-D-20-UR)  
File Numbers(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Scott Davis

Mesana Investments, LLC

Name

Company

P.O. Box 11315

Knoxville

TN

37939

Address

City

State

Zip

865-693-3356

swd444@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Mesana Investments, LLC

P.O. Box 11315

865-693-3356

Owner Name (if different)

Owner Address

Owner Phone

9900 Westland Drive

154 002

Property Address

Parcel ID

Intersection of Westland Drive and Ridge Climber Road <sup>5/5</sup>

<sup>Dist</sup>/<sub>w of I-140</sub>

19.2 ac

General Location

Tract Size

6th

PR (K) <3 du/ac 11-D-16-R2

Jurisdiction (specify district above)

- City
- County

Zoning District

Southwest County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AgForVac

N

FUD

FUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider





# VARIANCES REQUESTED



1. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT. TO 150-FT. FOR ROAD "A" FROM STA 2+60.76 TO STA 4+41.41.

Justify variance by indicating hardship: Site Topography

2. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT. TO 150-FT. FOR ROAD "A" FROM STA 6+29.75 TO STA 7+99.17.

Justify variance by indicating hardship: Site Topography

3. REDUCE MINIMUM K-VALUE FROM K=25 TO K=15 FOR ROAD "A" AT STA 0+64.15.

Justify variance by indicating hardship: Site Topography

4. REDUCE MINIMUM K-VALUE FROM K=25 TO K=15 FOR ROAD "B" AT STA 0+50.00.

Justify variance by indicating hardship: Site Topography

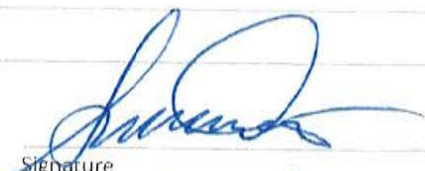
5. REDUCE PERIPHERAL SETBACK FROM 35-FT TO 15-FT AS SHOWN ALONG EASTERN BOUNDARY LINE.

Justify variance by indicating hardship: Site is part of a larger plan of development.

6. Justify variance by indicating hardship: \_\_\_\_\_

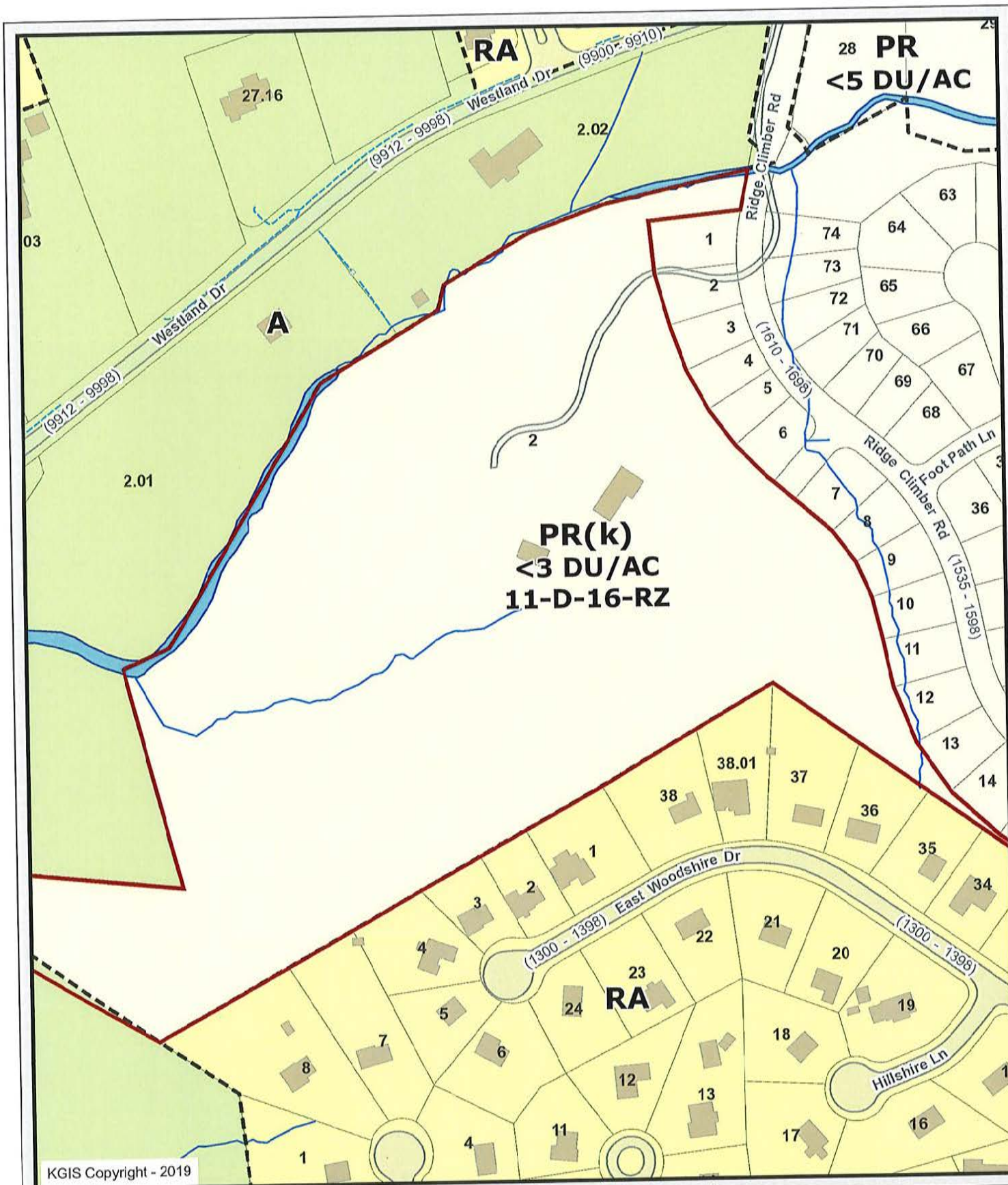
7. Justify variance by indicating hardship: \_\_\_\_\_

I 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.

  
Signature  
12/23/19  
Date







Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

Printed: 12/30/2019 at 9:02:58 AM

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CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. 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.
2. PR zoning is a logical extension of zoning from the east and the requested density is consistent with the sector plan proposal for the property. However, because of the slope constraints of the site, staff is recommending a lesser density.
3. 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.
4. The recommended density is consistent with the densities of several surrounding residential subdivisions. Andover View to the north is zoned RA and developed at about 2.57 du/ac. Lakeshire to the south is zoned RA and developed at about 2.1 du/ac. Hamilton Place to northeast is zoned PR at 1-3 du/ac, but developed at under 2 du/ac. Hampton Hall to its east is zoned PR at 1-3 du/ac, but developed at about 2.59 du/ac.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural elements and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for proposed development of this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. PR zoning at the recommended density will allow the property to be developed, but will require use on review development plan approval by MPC prior to construction.
2. Based on the 41.86-acre calculated size of the property, the proposed PR zoning at a density of up to 5 du/ac would allow for a maximum of 209 dwelling units to be proposed for the site. That number of detached units would add approximately 2043 vehicle trips per day to the street system and would add approximately 131 children under the age of 18 to the school system. The recommended density of up to 3 du/ac would allow for a maximum of 125 dwelling units to be proposed for the site. That number of detached units would add approximately 1273 vehicle trips per day to the street system and would add approximately 78 children under the age of 18 to the school system.
3. Westland Dr. is a minor arterial street with sufficient capacity to support low density residential development of this site.
4. PR zoning at the recommended density is compatible with the scale and intensity of the surrounding development and zoning pattern, and also considers the slope constraints of the property. The proposed density of 5 du/ac would not conform with the slope protection policies of the HRPP.
5. If the proposed development generates more than 750 trips, a Traffic Impact Study will be required to be submitted with the development plan for MPC's consideration.
6. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.
7. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest County Sector Plan designates this site for low density residential uses with some slope protection, consistent with the proposed PR zoning and density. Staff ran a slope analysis (attached) on the site which revealed that over 8 acres of the site consists of slopes greater than 25%. The recommended density is consistent with the residential density recommendations of the HRPP.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future requests for PR zoning in the future on other A-zoned properties in the area, consistent with the sector plan proposal for the area.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be

constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

**MPC Action:** Approved

**MPC Meeting Date:** 11/10/2016

**Details of MPC action:**

**Summary of MPC action:** Recommend the Knox County Commission approve PR (Planned Residential) zoning at a density up to 3 dwelling units per acre, subject to 1 condition.

**Date of MPC Approval:** 11/10/2016

**Date of Denial:**

**Postponements:**

**Date Tabled:**

**Date Untabled:**

**Date of Withdrawal:**

**Withdrawn prior to publication?**  **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 12/19/2016

**Date of Legis. Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disp. of Case, Second Reading:**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**



**METROPOLITAN PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

11/22/2016 02:12 PM

FILE NUMBER: 11-D-16-RZ

*APPLICANT:* MESANA INVESTMENTS LLC

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* PR (Planned Residential)

*AT A DENSITY OF:* 5 du/ac

*MPC RECOMMENDATION:* **Recommend the Knox County Commission approve PR (Planned Residential) zoning at a density up to 3 dwelling units per acre, subject to 1 condition.**

*MPC VOTE COUNT:* 14-0-1

*LOCATION:* South side Westland Dr., west of Heritage Lake Blvd.

*ACREAGE:* 43.38 acres

*DISTRICT:* Commission District 5

*MPC HEARING ON:* 11/10/2016

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 10/7/2016

*LEGISLATIVE HEARING ON:* 12/19/2016

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 11/18/2016

*APPLICANT'S ADDRESS:* Scott Davis  
P. O. Box 11315  
Knoxville, TN 37939

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Sector Plan?* Yes

*Consistent with Growth Plan?* Yes



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
REZONING REPORT**

▶ **FILE #:** 11-D-16-RZ

**AGENDA ITEM #:** 33

**AGENDA DATE:** 11/10/2016

▶ **APPLICANT:** MESANA INVESTMENTS LLC

**OWNER(S):** Scott Davis

**TAX ID NUMBER:** 154 001 & 002

[View map on KGIS](#)

**JURISDICTION:** County Commission District 5

**STREET ADDRESS:**

▶ **LOCATION:** South side Westland Dr., west of Heritage Lake Blvd.

▶ **APPX. SIZE OF TRACT:** 43.38 acres

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Planned Growth Area

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

**UTILITIES:** Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

**WATERSHED:** Sinking Creek

▶ **PRESENT ZONING:** A (Agricultural)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Planned residential development

**DENSITY PROPOSED:** 5 du/ac

**EXTENSION OF ZONE:** Yes, extension of PR zoning from the east

**HISTORY OF ZONING:** None noted

**SURROUNDING LAND USE AND ZONING:** North: Westland Dr., vacant commercial building, vacant land / CA (General Business) and A (Agricultural)

South: Detached residential subdivision / RA (Low Density Residential)

East: Detached residential subdivision, vacant land / PR (Planned Residential) @ 5 du/ac

West: Vacant land / A (Agricultural)

**NEIGHBORHOOD CONTEXT:** This site is located west of the interchange of Westland Dr. and I-140 in an area developed primarily with low density residential uses under RA, PR and A zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac, subject to 1 condition. (Applicant requested 5 du/ac)**

1. No clearing or grading of the site will be permitted prior to approval of a use on review development plan by MPC.

With the recommended condition, PR is an appropriate zone for residential development of this site and is consistent with the sector plan recommendation for the property, which is within the Planned Growth Area on



the Growth Policy Plan. The recommended density of up to 3 du/ac is consistent with the slope protection recommendations of the Hillside and Ridgetop Protection Plan (HRPP) for residential densities and development. At the requested density of 5 du/ac, the proposal exceeds (by 84 units) the maximum 125 units recommended in accordance with the HRPP guidelines.

**COMMENTS:**

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. 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.
2. PR zoning is a logical extension of zoning from the east and the requested density is consistent with the sector plan proposal for the property. However, because of the slope constraints of the site, staff is recommending a lesser density.
3. 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.
4. The recommended density is consistent with the densities of several surrounding residential subdivisions. Andover View to the north is zoned RA and developed at about 2.57 du/ac. Lakeshire to the south is zoned RA and developed at about 2.1 du/ac. Hamilton Place to northeast is zoned PR at 1-3 du/ac, but developed at under 2 du/ac. Hampton Hall to its east is zoned PR at 1-3 du/ac, but developed at about 2.59 du/ac.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural elements and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for proposed development of this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. PR zoning at the recommended density will allow the property to be developed, but will require use on review development plan approval by MPC prior to construction.
2. Based on the 41.86-acre calculated size of the property, the proposed PR zoning at a density of up to 5 du/ac would allow for a maximum of 209 dwelling units to be proposed for the site. That number of detached units would add approximately 2043 vehicle trips per day to the street system and would add approximately 131 children under the age of 18 to the school system. The recommended density of up to 3 du/ac would allow for a maximum of 125 dwelling units to be proposed for the site. That number of detached units would add approximately 1273 vehicle trips per day to the street system and would add approximately 78 children under the age of 18 to the school system.
3. Westland Dr. is a minor arterial street with sufficient capacity to support low density residential development of this site.
4. PR zoning at the recommended density is compatible with the scale and intensity of the surrounding development and zoning pattern, and also considers the slope constraints of the property. The proposed density of 5 du/ac would not conform with the slope protection policies of the HRPP.
5. If the proposed development generates more than 750 trips, a Traffic Impact Study will be required to be submitted with the development plan for MPC's consideration.
6. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.
7. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:



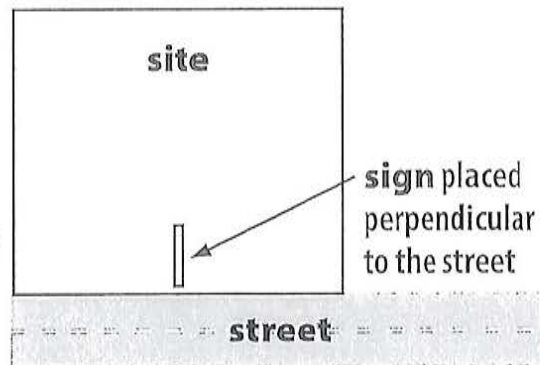
## REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

1/30/20 and 2/14/20  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Carter McCall*

Printed Name: Carter McCall

Phone: 865-690-6419 Email: micall@fulghummacindoe.com

Date: 12/30/19

File Number: 2-58-20-C