



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 3-SC-21-C **AGENDA ITEM #:** 25
3-F-21-UR **AGENDA DATE:** 4/8/2021

POSTPONEMENT(S): 3/11/2021

▶ **SUBDIVISION:** EPPERLY PROPERTY - WESTLAND DRIVE

▶ **APPLICANT/DEVELOPER:** QB REALTY TEAM, LLC

OWNER(S): QB Realty Team, LLC

TAX IDENTIFICATION: 144 028 & 029 [View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 9812 & 9850 Westland Dr.

▶ **LOCATION:** South side of Westland Dr., east side of Ridge Climber Rd.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking Creek

▶ **APPROXIMATE ACREAGE:** 2.21 acres

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

▶ **EXISTING LAND USE:** House

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single Family Residential / PR (Planned Residential) & A (Agricultural)
South: Single Family Residential / PR (Planned Residential)
East: Single Family Residential / PR (Planned Residential)
West: Single Family Residential / PR (Planned Residential) & A (Agricultural)

▶ **NUMBER OF LOTS:** 4

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Accessed via Westland Dr., a minor arterial with 20' of pavement width within 50-65' of right-of-way; and via Ridge Climber Rd., a local street with 22' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 2 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to the location and design of the shared driveways.

▶ **APPROVE the request for up to 4 detached dwelling units on individual lots and reduction of the**

peripheral setback from 35 feet to 20 feet along the Westland Drive and Ridge Climber Road frontages, 15 feet along the eastern boundary of lot 4, and 30 feet along the southern boundary of lot 4, 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 (Planned Residential) zone and the criteria for approval of a concept plan and use-on-review.

COMMENTS:

The proposal is for 4 detached residential lots on 2.21 acres at a density of 1.8 du/ac. The existing driveway to Westland Drive, which is located on the eastern portion of the property, will be improved to provide access to the existing house and one additional house. A shared driveway for the 2 lots on the western portion of the property will access the side street, Ridge Climber Road.

A four lot subdivision that does not include a new public road does not require concept plan approval, however, the original submittal for this development was for 6 lots which does require concept plan approval. The concept plan is still on the agenda for consideration of approval because approval of the Use on Review is still required to establish the number of lots that can be created and the setbacks.

The applicant is requesting a reduction of the peripheral setback along the two road frontages and along the side and rear boundary lines of lot 4. The 20-ft setback along Westland Drive will appear to be larger because the right-of-way for Westland Drive is 44 ft from the centerline of the road which should allow for the road to be improved or expanded without impacting houses on these lots. The 20-ft peripheral setback along Ridge Climber Road is a similar setback as the houses in the Westland Oaks subdivision. The setback reductions on lot 4 are to allow existing structures to remain compliant with the setbacks so they don't become non-conforming. If new structures were to be built on lot 4, the setbacks should not impact adjacent properties.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Southwest County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac. The property was rezoned to PR up to 5 du/ac (12-H-18-RZ) and the proposed subdivision has a density of 1.8 du/ac.

B. The proposed lots provide adequate buildable area to construct a house outside of the required stream buffers.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone 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 and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The PR (Planned Residential) zoning for this site allows up to 5 du/ac and the proposed subdivision has a density of 1.8 du/ac.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed subdivision will have detached residential lot sizes that are comparable to other house lots that front Westland Drive in this area, which range from approximately 12,000 sqft to several acres in size. The lots in the proposed subdivision range from 18,000 - 40,000 sqft.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed residential subdivision is compatible with the surrounding residential uses and will not significantly impact the value of adjacent properties.

B. The development will have minimal impact on the stream that runs through the property. The required 25'

inner stream buffer which cannot be disturbed will be maintained and the 25' outer buffer will be averaged on lot 1.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development will have direct access to Westland Drive which is a minor arterial street and Ridge Climber Road which is a local street. The additional traffic on Ridge Climber Road will not draw additional traffic through the Westland Oaks neighborhood to the south.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. The stream that runs along the rear of the lots should not impact the development. The County may require that the finished floor elevation of the houses be above the lowest point of Ridge Climber Road just in case the culvert under the road get blocked.

B. There are no other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

ESTIMATED TRAFFIC IMPACT: 54 (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.

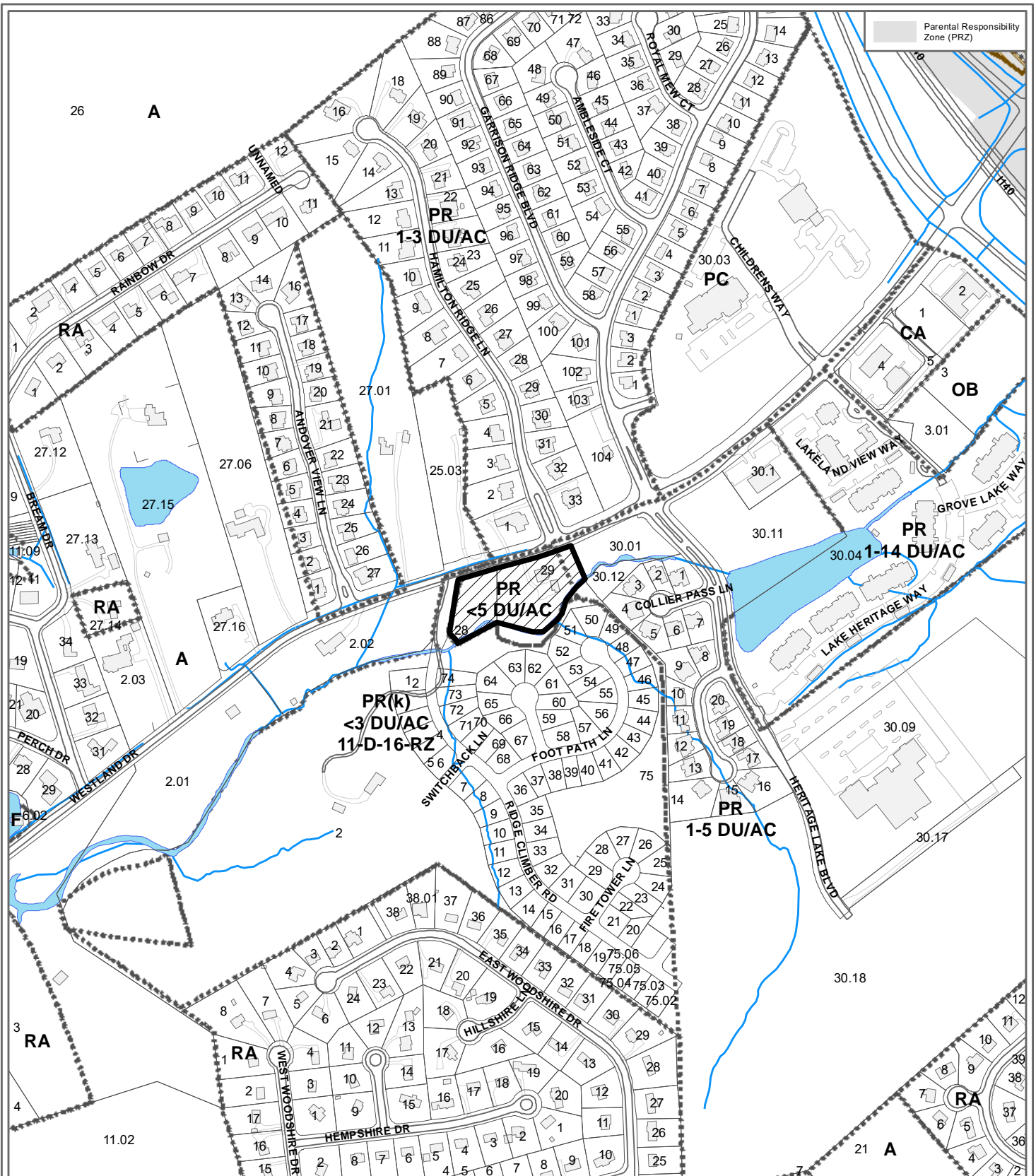
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

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.



**3-SC-21-C / 3-F-21-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: QB Realty Team, LLC
Epperly Property - Westland Dr.



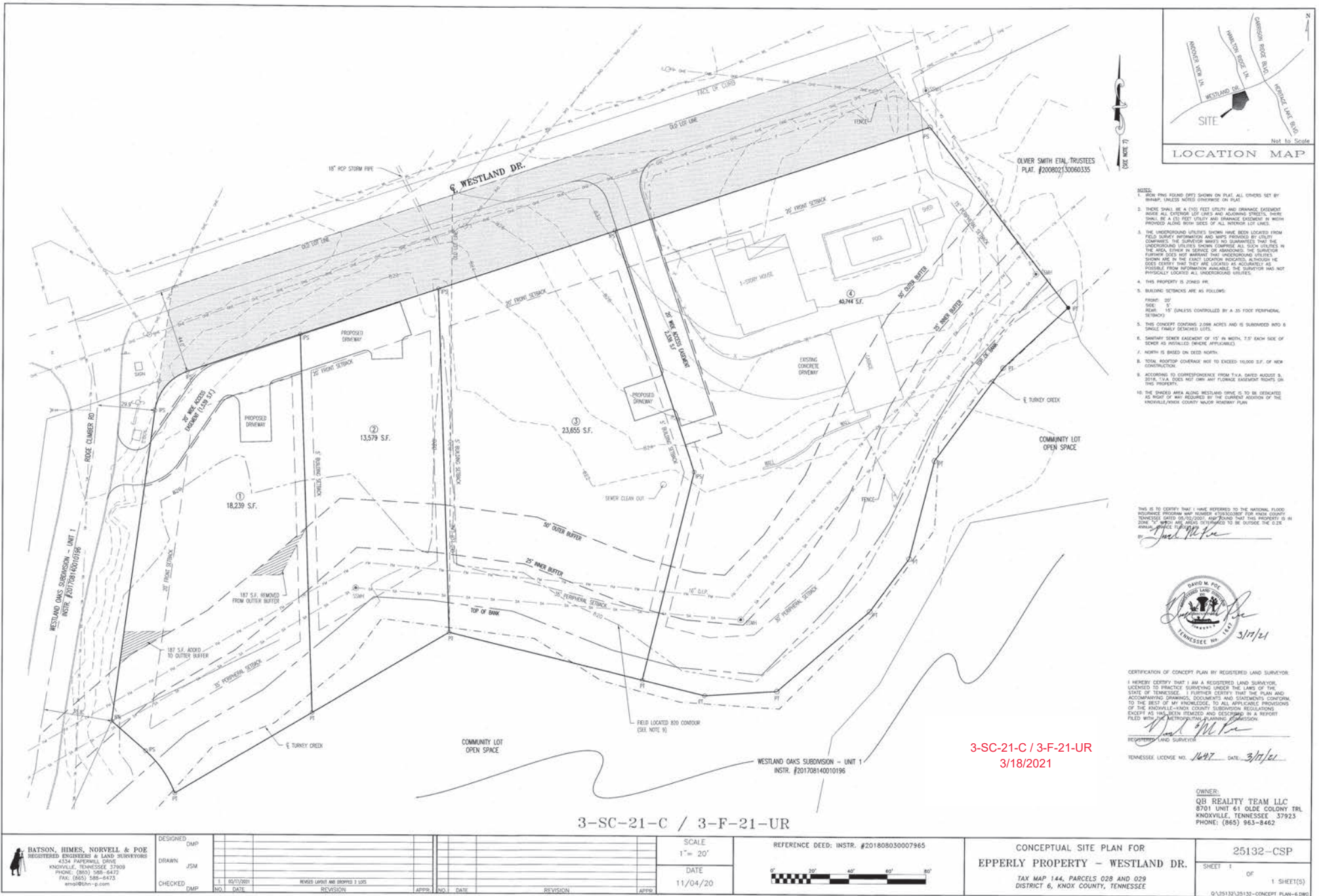
Detached residential subdivision in PR (Planned Residential)

Original Print Date: 2/5/2021
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 144
Jurisdiction: County

0 500
Feet





- NOTES:**
1. BORN PINS (ROUND PINS) SHOWN ON PLAT ALL OTHERS SET BY BMAP, UNLESS NOTED OTHERWISE ON PLAT.
 2. THERE SHALL BE A 100' FEET SETBACK AND MINIMUM EASEMENT WIDTHS ALL EXTERIOR LOT LINES AND ADJOINING STREETS. THERE SHALL BE A 100' FEET UTILITY AND EASEMENT WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
 3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND MAPS PROVIDED BY UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRECTLY ALL SUCH UTILITIES IN THE AREA SHOWN IN SURFACE OR OTHERWISE. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, NOR DOES HE GUARANTEE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 4. THIS PROPERTY IS ZONED RS.
 5. SETBACKS ARE AS FOLLOWS:
FRONT: 25'
SIDE: 5'
REAR: 30' (UNLESS CONTROLLED BY A 30' FOOT PERMANENT SETBACK)
 6. THE CONCEPT COVERS 3.088 ACRES AND IS SUBDIVIDED INTO 4 SINGLE FAMILY DETACHED LOTS.
 7. SANITARY SEWER EASEMENT OF 15' IN WIDTH, 7.5' EACH SIDE OF SOAKAWAY IS INSTALLED WHERE APPLICABLE.
 8. NORTH IS BASED ON DEED NORTH.
 9. TOTAL ROOFTOP COVERAGE NOT TO EXCEED 15,000 S.F. OF NEW CONSTRUCTION.
 10. ACCORDING TO COVENANTS FROM T.V.A. DATED AUGUST 9, 2018, 3.0.A. DOES NOT OWN ANY FLOOD EASEMENT RIGHTS ON THIS PROPERTY.
 11. THE SHADY AREA ALONG WESTLAND DRIVE IS TO BE DESIGNATED AS HIGHLY MODIFIED BY LAND REVISION OF THE KNOWLEDGE/KNOX COUNTY MAJOR HIGHWAY PLAN.

THIS IS TO CERTIFY THAT I HAVE REFERRED TO THE NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 1703000107 FOR WASH COUNTY, TENNESSEE, DATED 08/22/2019, AND FOUND THAT THIS PROPERTY IS IN AN AREA SUBJECT TO FLOODING.

David M. Pyle
REGISTERED LAND SURVEYOR



CERTIFICATION OF CONCEPT PLAN BY REGISTERED LAND SURVEYOR:
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 GRAPHICS, DOCUMENTS AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE TO ALL APPLICABLE PROVISIONS OF THE KNOWLEDGE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMOVED AND DESCRIBED IN A REPORT FILED WITH THE TRENCHING PLAN DEPARTMENT.

David M. Pyle
REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO. 16497 DATE: 3/17/21

3-SC-21-C / 3-F-21-UR
3/18/2021

3-SC-21-C / 3-F-21-UR

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERHILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 598-6412
FAX: (865) 598-8413
enp@bhn-p.com

DESIGNED	DMP	SCALE	1" = 20'
DRAWN	JSM	DATE	11/04/20
CHECKED	DMP	NO.	DATE
1	02/17/2021	REVISED LAYOUT AND BROOKS 2 LOTS	
		REVISION	APPR

REFERENCE DEED: INSTR. #201808030007965

CONCEPTUAL SITE PLAN FOR
EPPERLY PROPERTY - WESTLAND DR.

TAX MAP 144, PARCELS 028 AND 029
DISTRICT 6, KNOX COUNTY, TENNESSEE

25132-CSP
SHEET 1 OF 1 SHEET(S)
01/25132/25132-CONCEPT PLAN-6-DWG



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

QB REALTY TEAM, LLC
Applicant Name

Affiliation
3-SC-21-C
3-F-21-UR

~~1/21/21~~ 1/25/2021
Date Filed

3/11/21
Meeting Date (if applicable)

File Number(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

David Poe

Batson, Himes, Norvell & Poe

Name

Company

4334 Papermill Drive

Knoxville

TN

37909

Address

City

State

ZIP

865-588-6472

poe@bhn-p.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different)	8701 Unit 61 Olde Colony Trail	865-963-8462
Property Address	8701 Unit 61 Olde Colony Trail	Owner Phone
9812 Westland Drive & 0 Westland Drive	map 144 parcel 28 & 29	
Property Address	Parcel ID	
FUD	FUD	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location	South side of Westland Drive, east side of Ridge Climber Road	Tract Size	2.21 acres
District	5th district <input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District	PR < 5 du/ac
Planning Sector	Southwest County	Existing Land Use	Single family residential and vacant land
Sector Plan Land Use Classification	LDR	Growth Policy Plan Designation	Planned Growth

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Detached residential subdivision

SUBDIVISION REQUEST

Epperly Property - Westland Dr.

Proposed Subdivision Name

Related Rezoning File Number

Combine Parcels
 Divide Parcel

6

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change
 Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1

Total

0403

Fee 2

\$900

Fee 3

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.


Applicant Signature

DAVID M. POE
Please Print

1/25/21
Date

865-588-6472
Phone Number

poe@bhn-p.com
Email


Staff Signature

Michael Reynolds
Please Print

1/25/2021
Date