



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 3-SC-21-C **AGENDA ITEM #:** 23
3-F-21-UR **AGENDA DATE:** 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:** 6

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:**

STAFF RECOMMENDATION:

▶ **POSTPONE the application until the April 8, 2021 Planning Commission meeting as requested by the applicant.**

The applicant is requesting postponement for additional time to address comments from staff.

▶ **POSTPONE the application until the April 8, 2021 Planning Commission meeting as requested by the applicant.**

COMMENTS:

This proposal is for 6 detached residential lots on 2.21 acres with access to Westland Drive and Ridge Climber Road. The existing house will be retained and the existing driveway will be improved to provide access to 2 additional lots. The other 3 lots will have access via shared driveway with access to Ridge Climber Road.

ESTIMATED TRAFFIC IMPACT: 78 (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.



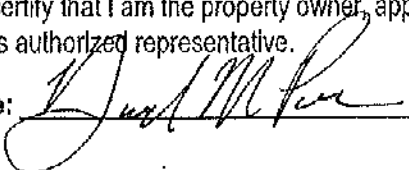
Request to Postpone • Table • Withdraw

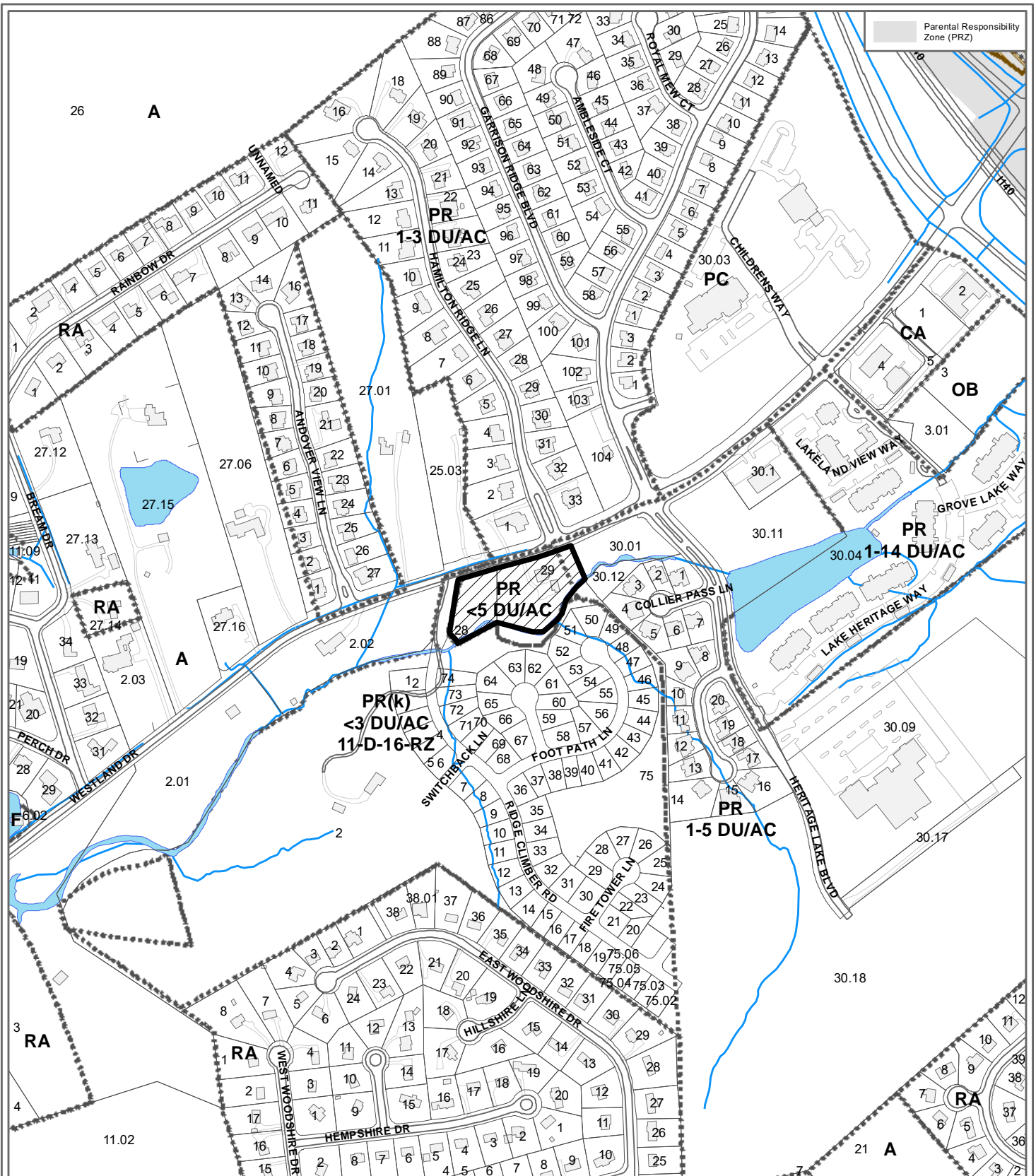
Name of Applicant: QB REALTY TEAM, LLC
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 3-SC-21-C / 3-F-21-UR

Date Scheduled for Planning Review: 3/11/21

Date Request Filed: 3/11/2021 Request Accepted by: _____

REQUEST	PLEASE NOTE
<p><input checked="" type="checkbox"/> Postpone Please postpone the above application(s) until: <u>APRIL 8, 2021</u> <small>DATE OF FUTURE PUBLIC MEETING</small></p> <p><input type="checkbox"/> Table Please table the above application(s).</p> <p><input type="checkbox"/> Withdraw Please withdraw the above application(s).</p>	<p>Consistent with the guidelines set forth in Planning's <i>Administrative Rules and Procedures</i>:</p> <p>POSTPONEMENTS Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.</p>
<p>State reason for request: need additional time to resolve issues</p>	<p>TABLINGS Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.</p>
<p>Eligible for Fee Refund? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Amount: _____ Approved by: _____ Date: _____</p>	<p>WITHDRAWALS Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.</p> <p>Any new item withdrawn may be eligible for a fee refund according to the following: Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.</p>
<p style="text-align: center;">APPLICATION AUTHORIZATION</p> <p>I hereby certify that I am the property owner, applicant, or applicant's authorized representative.</p> <p>Signature: <u></u></p> <p><small>PLEASE PRINT</small> Name: <u>DAVID M. POE</u> Address: <u>4334 PAPER MILL DRIVE</u> City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37909</u> Telephone: <u>805-588-6472</u> Fax: _____ E-mail: <u>poe @ bhn - p . com</u></p>	



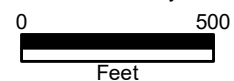
**3-SC-21-C / 3-F-21-UR
CONCEPT PLAN/USE ON REVIEW**

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



Detached residential subdivision in PR (Planned Residential)

Map No: 144
Jurisdiction: County



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



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
Owner Address 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

South side of Westland Drive, east side of Ridge Climber Road
General Location

2.21 acres
Tract Size

5th district
 City County District

PR < 5 du/ac
Zoning District

Single family residential and vacant land
Existing Land Use

Southwest County
Planning Sector

LDR
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

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	\$900
Fee 2	
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