



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 6-SD-23-C

AGENDA ITEM #: 16

AGENDA DATE: 6/8/2023

▶ **SUBDIVISION:** 6702 WESTLAND DR

▶ **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.

OWNER(S): Harrigan Construction Company, LLC

TAX IDENTIFICATION: 121 P B 024

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 6702 WESTLAND DR

▶ **LOCATION:** South side of Westland Dr, east of Nubbin Ridge Dr

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (Within City Limits)

WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:** 4.52 acres

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: LDR (Low Density Residential)/ RN-1 (Single-Family Residential Neighborhood)
South: LDR (Low Density Residential)/ RN-1 (Single-Family Residential Neighborhood)
East: LDR (Low Density Residential)/ RN-1 (Single-Family Residential Neighborhood)
West: LDR (Low Density Residential)/ RN-1 (Single-Family Residential Neighborhood)

▶ **NUMBER OF LOTS:** 11

SURVEYOR/ENGINEER: Chris Sharp, P.E. Urban Engineering, Inc.

ACCESSIBILITY: Access is via Westland Drive, a minor arterial street with a 21-ft pavement width within a 50-ft right-of-way).

▶ **SUBDIVISION VARIANCES REQUIRED:** **ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**
1) Reduce the minimum private right-of-way width on Road 'A' and Road 'B' from 50 ft to 40 ft.
2) Reduce the minimum pavement width on Road 'A' and Road 'B' from 26 ft to 22 ft.

STAFF RECOMMENDATION:

▶ Approve the requested alternative design standards based on the justification provided by the applicant and recommendations of the City of Knoxville Department of Engineering.

Approve the Concept Plan, subject to 7 conditions.

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Certifying that the required sight distance is available along Westland Drive in both directions, with documentation provided to the Knoxville Department of Engineering during the design plan phase.
4. Confirm that the road design complies with AASHTO standards during the design plan phase, with review and approval by the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
6. Meeting all applicable requirements of the Knoxville Department of Engineering, including stormwater requirements pertaining to the blue-line stream (City Ord. Chapter 22.5, Article II).
7. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage systems.

COMMENTS:

This proposal is for an 11-lot residential subdivision on a 4.52-acre property. The RN-1 district requires a minimum lot size of 10,000 sqft. All proposed lot sizes are above that minimum area threshold and can meet setback requirements.

There is a 15-ft stormwater sewer easement that aligns with a blue-line stream which runs from the west to east borders at the southern end of the property. There are two detention ponds adjacent to the stormwater easement, which are located on either side of Road 'A'.

Road 'A' is a private right-of-way that terminates at the common area/ detention ponds. Turn-around access is provided through a hammerhead design. Lots 10 and 11 each have a strip with a 25-ft access easement (50-ft total) for a shared driveway.

A similar subdivision concept for 17 lots on this property was approved in 2017, but has since expired (10-SA-17-C).

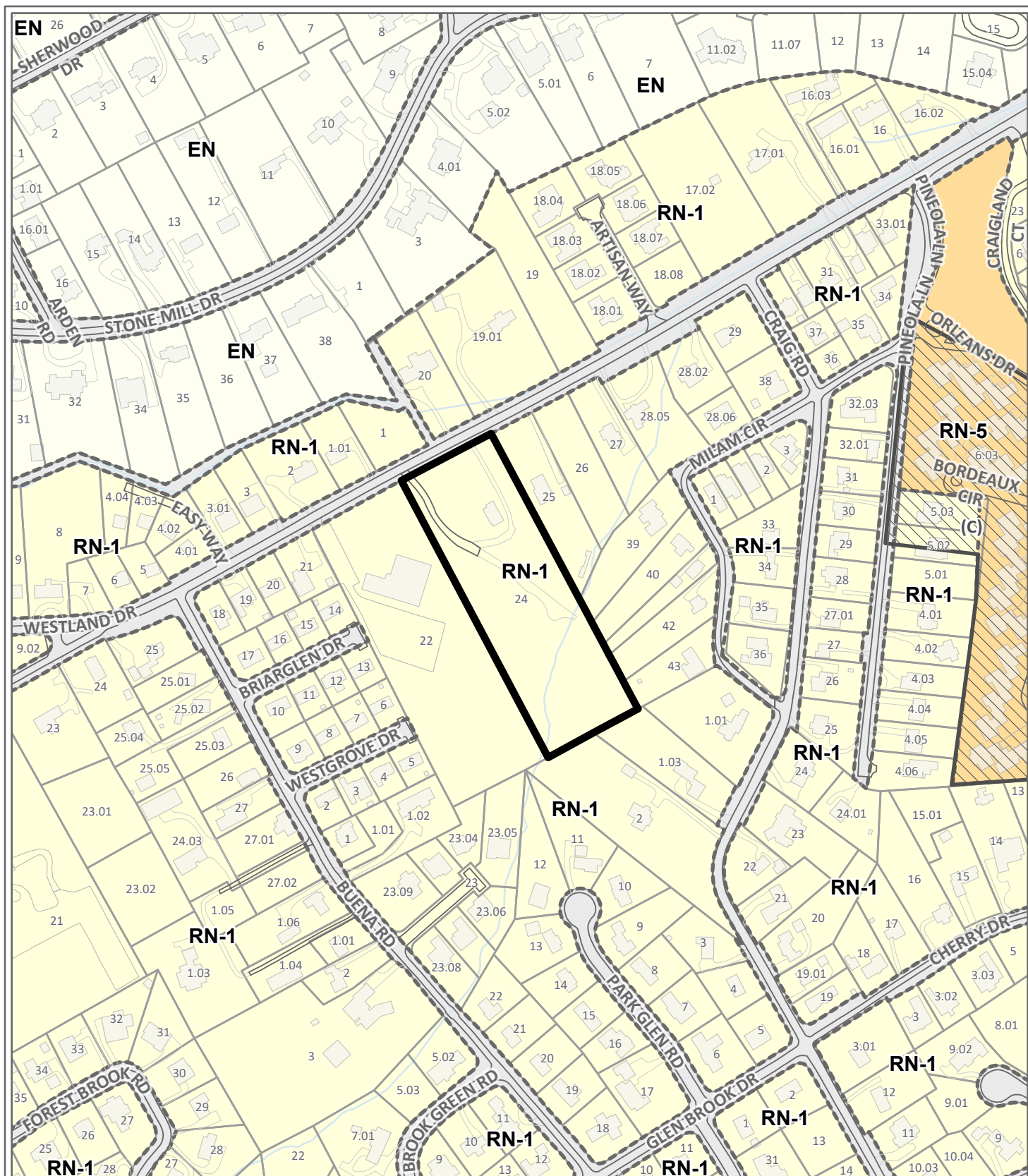
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 3 (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.



CONCEPT PLAN

6-SD-23-C

Petitioner: Urban Engineering, Inc.

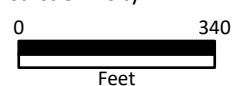


in RN-1 (Single-Family Residential Neighborhood)

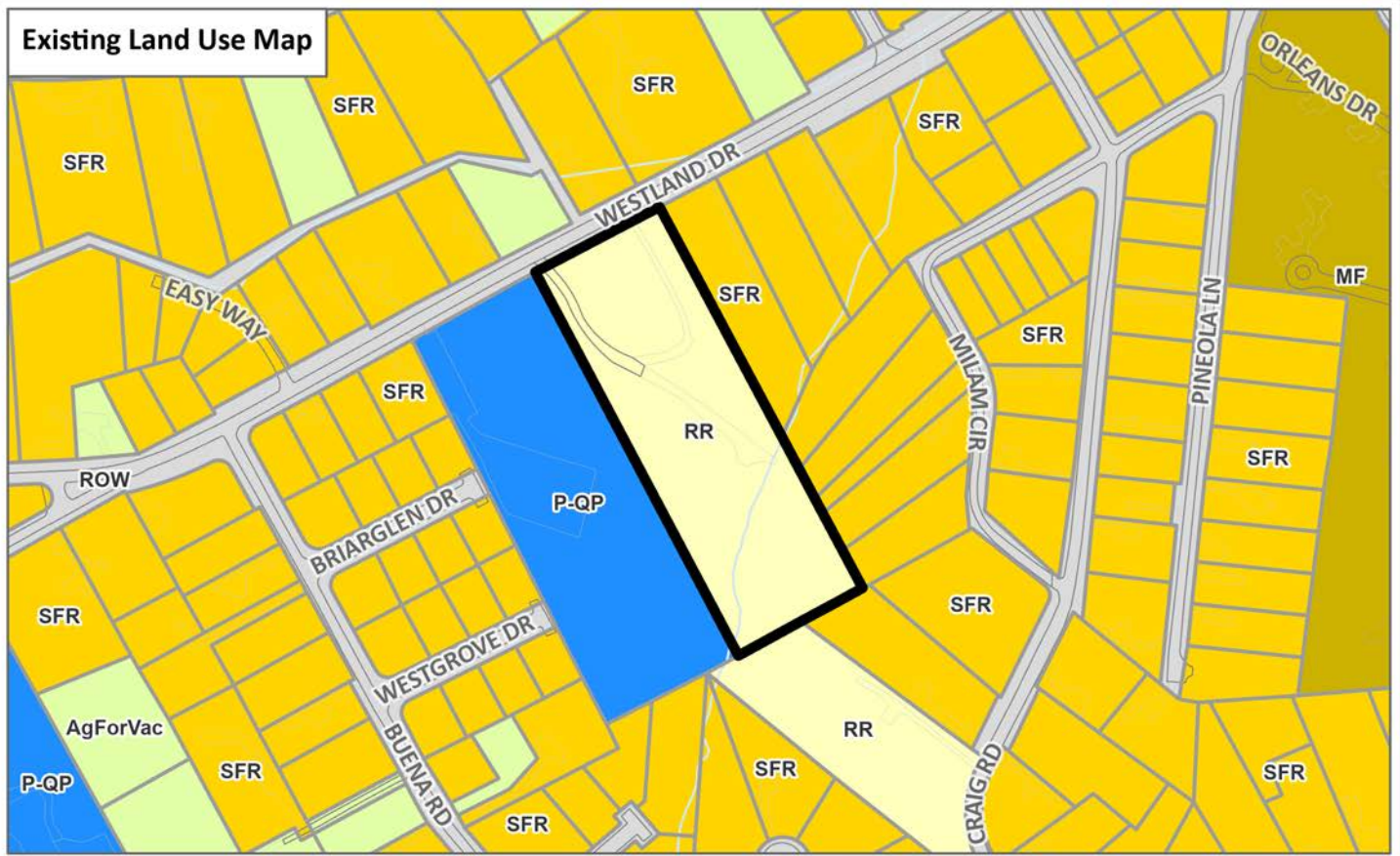
Original Print Date: 5/9/2023

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

Map No: 121
Jurisdiction: City



Existing Land Use Map



Aerial Map

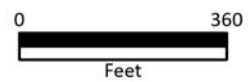


CONTEXTUAL MAPS

6-SD-23-C



Case boundary

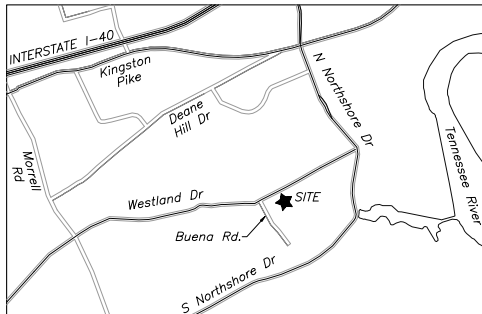


SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 1708014

6702 WESTLAND DRIVE

SITE ADDRESS: 6702 WESTLAND DR, KNOXVILLE, TENNESSEE 37919
CITY BLOCK #51510, PARCEL ID #121PB024



LOCATION MAP
N.T.S

OWNER/DEVELOPER:
HARRIGAN CONSTRUCTION COMPANY, LLC
P.O. BOX 10872
KNOXVILLE, TN 37919
TEL. (865) 558-5507



ENGINEER:
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
FARRAGUT, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP
AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS
PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS
AND STANDARDS.

ELECTRIC	- AS DIRECTED BY KUB
GAS	- AS DIRECTED BY KUB
WATER	- AS DIRECTED BY KUB
CABLE TV	- AS DIRECTED BY COMCAST
TELEPHONE	- AS DIRECTED BY AT&T
SITE DEVELOPMENT	- AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS

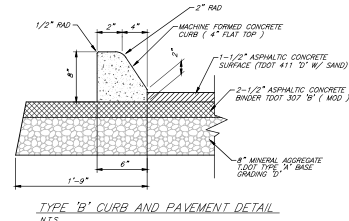
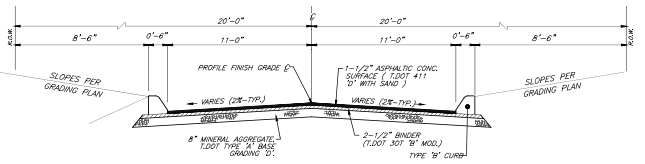
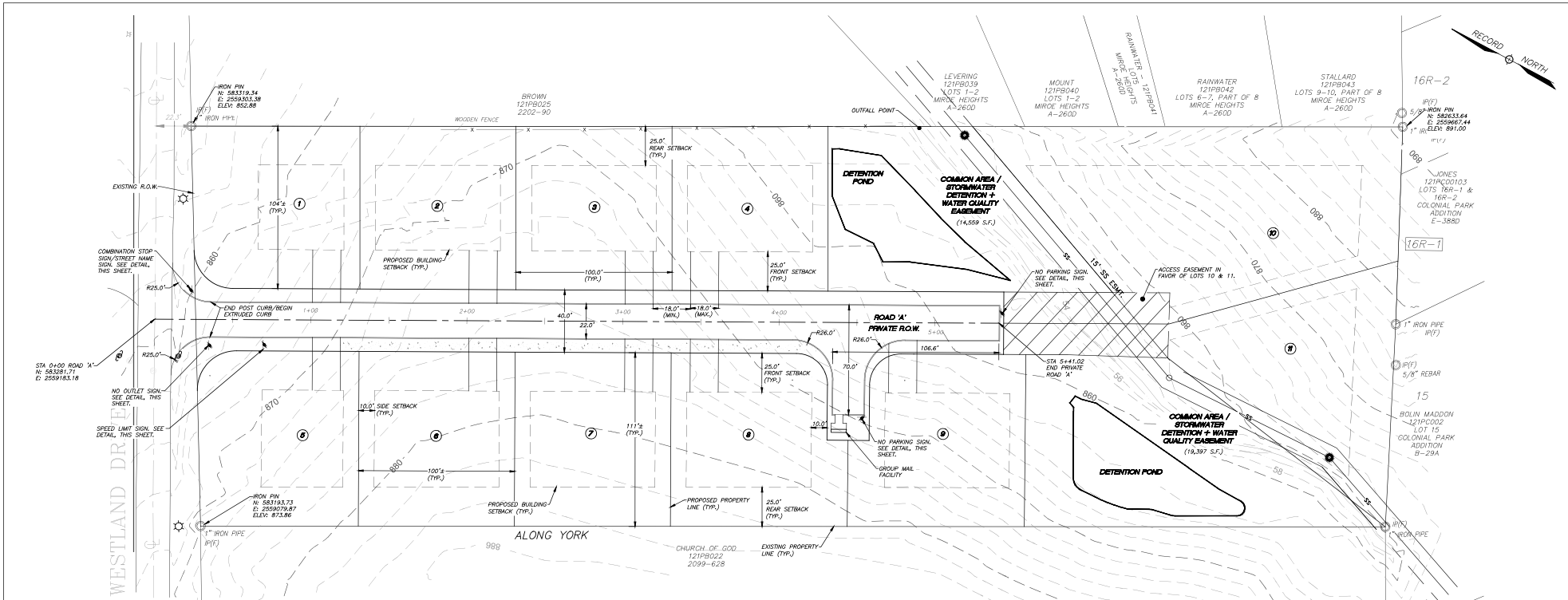
SHEET INDEX

TITLE
TITLE SHEET
SITE PLAN
ROAD 'A' PROFILE

SHEET
C-0
C-1
C-2

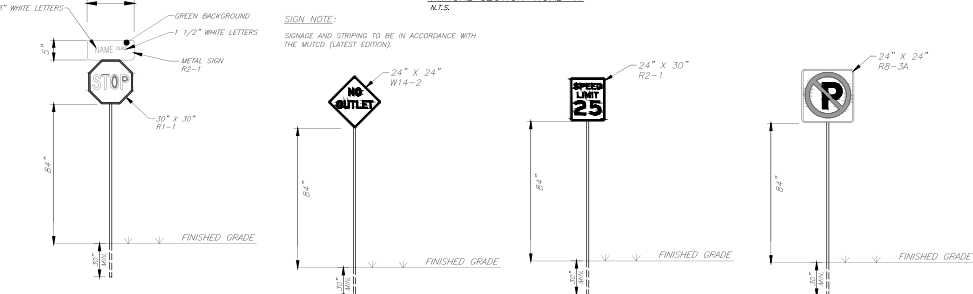
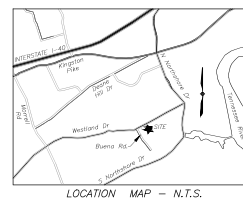
6-SD-23-C
4/24/2023

ISSUE NO.	DATE	DESCRIPTION



- SITE PLAN NOTES:**
- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER MAINS, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE UTILITY SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - 2) SEE DETAILS ON THIS SHEET FOR STREET AND CURB INFORMATION. DRIVEWAYS TO BE A MINIMUM OF 20' IN LENGTH.
 - 3) SETBACKS ARE PER CITY OF KNOXVILLE RN-1 AND ARE AS FOLLOWS:
 FRONT - 25 FEET
 SIDE - 8 FEET (SIDE SHALL NOT BE LESS THAN 20 FEET)
 REAR - 25 FEET
 - 4) ALL UNITS TO HAVE INTERNAL STREET ACCESS ONLY.
 - 5) ALL UNITS TO HAVE 2-CAR GARAGES.
 - 6) BOUNDARY AND TOPOGRAPHIC INFORMATION PER LYNCH SURVEYS LLC, DATED FEBRUARY 28, 2018.
 - 7) THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP #4709300670, EFFECTIVE DATE: AUGUST 5, 2013.
 - 8) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - 9) THE TURNAROUND SHALL BE SIGNED WITH "NO PARKING" TO ASSURE THE RESIDENT AT THE DRIVEWAY FROM FUNCTIONALLY USING THE TURNAROUND AS AN EXTENDED DRIVEWAY.

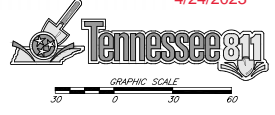
Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to the best of my knowledge to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been amended and described in a separate letter to the Planning Commission.
 Registered Engineer: *Christopher A. Shoop, P.E.*
 Tennessee License No. 108884
 Date: 4/21/2023



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL *SEE SIGN NOTE
 NO OUTLET SIGN DETAIL *SEE SIGN NOTE
 SPEED LIMIT SIGN DETAIL *SEE SIGN NOTE
 NO PARKING SIGN DETAIL *SEE SIGN NOTE

LOT COVERAGE SUMMARY	
TOTAL AREA	196,943 S.F. (4.52-ACRES)
AREA W/IN PRIVATE R.O.W.	22,651 S.F. (0.52-ACRES)
EXISTING IMPERVIOUS AREA	5,038 S.F.
SIDEWALK ALONG PRIVATE R.O.W.	2,220 S.F.
POST-DEVELOPED IMPERVIOUS AREA	65,265 S.F.**

**POST-DEVELOPED IMPERVIOUS AREA WAS CALCULATED WITH THE ASSUMPTION OF 10% COVERAGE FOR EACH INDIVIDUAL LOT, WHICH IS THE MAXIMUM LOT COVERAGE PER LOT.



REVISION	DATE	DESCRIPTION	BY

SHEET C-1

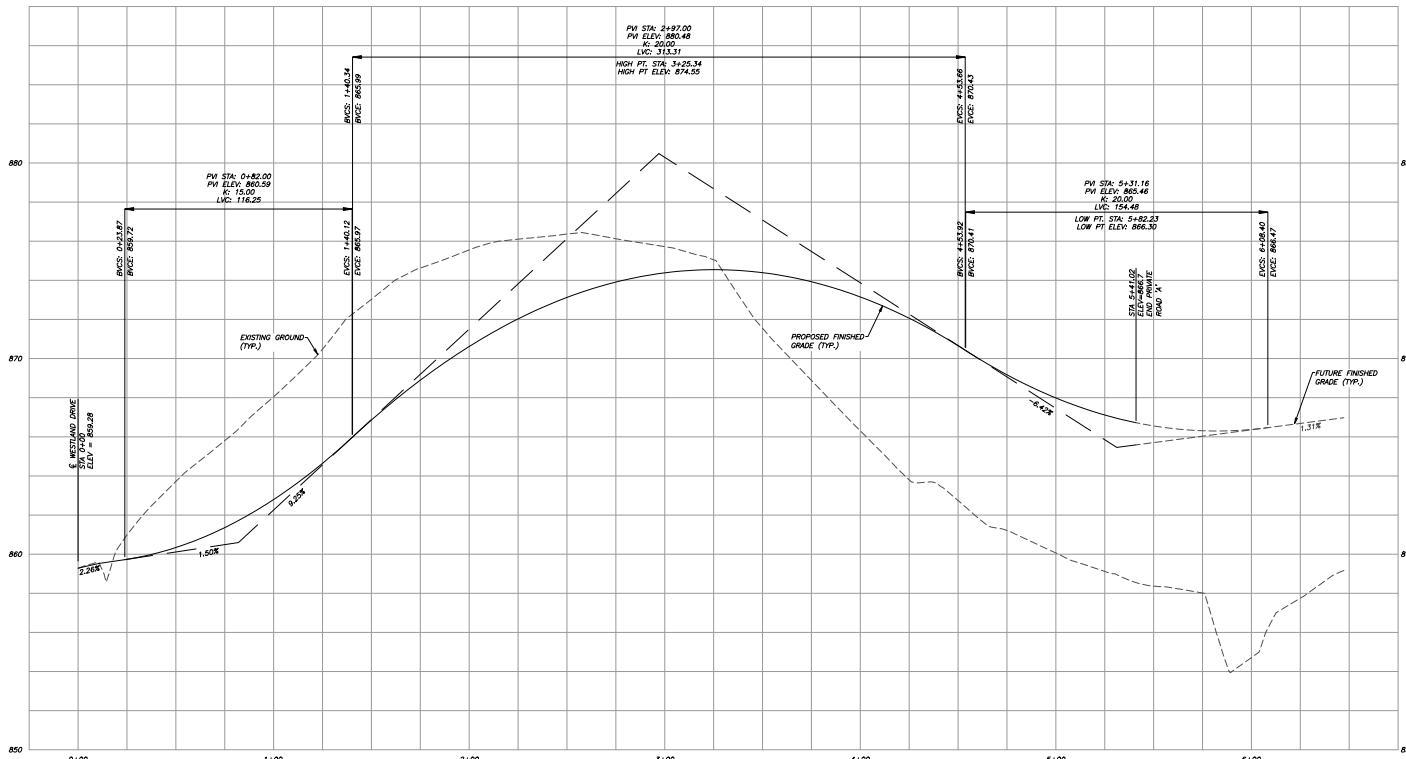
SITE PLAN
6702 WESTLAND DRIVE
 SITE ADDRESS: 6702 WESTLAND DR., KNOXVILLE, TN 37919

CITY OF KNOXVILLE KNOX CO.
 WARD NO. 51 TENNESSEE
 PARCEL ID #121PB024 CITY BLOCK NO. 51510
 SCALE: 1"=30' APRIL 21, 2023

OWNER: HARRIGAN CONSTRUCTION COMPANY, LLC
 KNOXVILLE, TENNESSEE 37919
 (865) 588-5507

URBAN ENGINEERING, INC.
 10330 HARBOUR VALLEY ROAD, SUITE 201
 FARRAGUT, TENNESSEE 37932
 (865) 966-1924

DWG: BGS CHK: GKS DATE: 4/21/2023



PROFILE VIEW ROAD 'A'
 1"=30' (HORIZ.)
 1"=3' (VERT.)

6-SD-23-C
 4/24/2023

SHEET C-2

ROAD 'A' PROFILE
6702 WESTLAND DRIVE
 SITE ADDRESS: 6702 WESTLAND DR., KNOXVILLE, TN 37919

CITY OF KNOXVILLE KNOX CO.
 WARD NO. 51 TENNESSEE
 PARCEL ID #121PB024 CITY BLOCK NO. 51510
 SCALE: AS NOTED AUGUST 19, 2021

OWNER:
 HARRIGAN CONSTRUCTION COMPANY, LLC
 P.O. BOX 10872
 KNOXVILLE, TENNESSEE 37919
 (865) 588-5507

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 FARRAGUT, TENNESSEE 37932
 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY

DWG: B05	CHK: GAS	DWG. NO. 1708014
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Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Urban Engineering, Inc.

Applicant Name

Affiliation

4/24/2023

Date Filed

6/8/2023

Meeting Date (if applicable)

6-SD-23-C

File Number(s)

CORRESPONDENCE

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

Chris Sharp, P.E. Urban Engineering, Inc.

Name / Company

10330 Hardin Valley Rd. Pk. Suite 201 Knoxville TN 37932

Address

865-966-1924 / chris@urban-eng.com

Phone / Email

CURRENT PROPERTY INFO

Harrigan Construction Company, LLC

Owner Name (if different)

PO Box 10872 Knoxville TN 37939

Owner Address

865-679-3111

Owner Phone / Email

6702 WESTLAND DR

Property Address

121 P B 024

Parcel ID

4.52 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Westland Dr, east of Nubbin Ridge Dr

General Location

City

Council District 2

RN-1 (Single-Family Residential Neighborhood)

Rural Residential

County District

Zoning District

Existing Land Use

West City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

6702 Westland Dr	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	11 Total Number of Lots Created
<input checked="" type="checkbox"/> Split Parcels	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$825.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Urban Engineering, Inc. Please Print	4/24/2023 Date
---------------------	--	--------------------------

Phone / Email		
Property Owner Signature	Harrigan Construction Company, LLC Please Print	4/24/2023 Date



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

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

4/24/23

6/8/2023

Date Filed

Meeting Date (if applicable)

File Number(s)

6-SD-23-C

CORRESPONDENCE

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

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

Chris Sharp

Urban Engineering, Inc.

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

Harrigan Construction Company, LLC

P.O. Box 10872 (37939)

(865) 679-3111

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6702 Westland Drive (37919)

121PB024

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Westland Dr, east of Nubbin Ridge Dr

General Location

4.52 acres

Tract Size

City County

2nd

RN-1

District

Zoning District

Rural residential

Existing Land Use

West City

LDR

N/A

Planning Sector

Sector Plan Land Use Classification

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) _____

SUBDIVISION REQUEST

6702 Westland
Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number
 Combine Parcels
 Divide Parcel
 11
 Total Number of Lots Created

Other (specify) Detached residential subdivision

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
102	Concept Plan	\$825
Fee 2		
Fee 3		

MR

AUTHORIZATION

Applicant Signature

Please Print

Date

Phone Number

Email



Kenenth H. Harrigan

4/21/2023

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

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)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning

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

Fee 1

Total

ATTACHMENTS

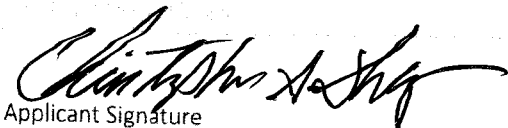
- Property Owners / Option Holders
- Variance Request

Fee 2

ADDITIONAL REQUIREMENTS

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

Fee 3



Applicant Signature

CHRIS SHARP
Please Print

4/21/23
Date

(865) 966-1924
Phone Number

CHRIS@URBAN-ENG.COM
Email


Property Owner Signature

Kenenth H. Harrigan
Please Print

4/21/2023
Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

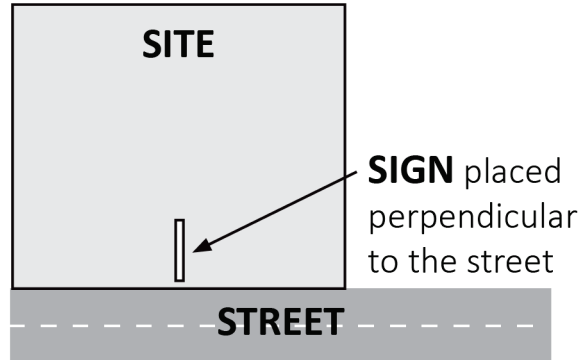
Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION
Harrigan Construction Co., LLC	P.O. Box 10872	Knoxville	TN	37939-0872	X

Kenneth H. Harrigan

If more space is needed, attach additional sheets.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Chris Sharp, Urban Engineering, Inc.

Date: 4/24/2023

File Number: 6-SD-23-C

- Sign posted by Staff
- Sign posted by Applicant