

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 2-SB-20-C Related File Number: 2-D-20-UR
Application Filed: 12/30/2019 Date of Revision:
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: West side of Ridge Climber Rd., south of Westland Dr., west of I-140.
Other Parcel Info.:
Tax ID Number: 154 002 Jurisdiction: County
Size of Tract: 19.2 acres
Accessibility: Access is via Ridge Climber Road, a local street with a 22' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: 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)
Proposed Use: Attached Residential Subdivision Density: 2.89 du/ac
Sector Plan: Southwest County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 9900 Westland Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) (k)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Westland Oaks -Unit 3
No. of Lots Proposed: 59 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 8 conditions
Staff Recomm. (Full):
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.

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.

Action: Approved **Meeting Date:** 2/13/2020

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 8 conditions

Date of Approval: 2/13/2020 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**