SUBDIVISION REPORT - CONCEPT

FILE #: 3-SA-20-C  AGENDA ITEM #: 20  AGENDA DATE: 3/12/2020

SUBDIVISION: WESTLAND CREEK
APPLICANT/DEVELOPER: S & E PROPERTIES
OWNER(S): S & E Properties

TAX IDENTIFICATION: 133 050
JURISDICTION: County Commission District 5
STREET ADDRESS: 8444 Westland Dr.
LOCATION: Southeast side of Westland Dr., east of Gothic Manor Ln.
SECTOR PLAN: Southwest County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Ten Mile Creek
APPROXIMATE ACREAGE: 23.7 acres

ZONING: PR (Planned Residential)
EXISTING LAND USE: Vacant land
PROPOSED USE: Detached single family residential
SURROUNDING LAND USE AND ZONING:
North: Railroad & Residences - PR (Planned Residential)
South: Residences and vacant land - A (Agricultural)
East: Residences and vacant land - PR (Planned Residential) & A (Agricultural)
West: Residences - PR (Planned Residential) & A (Agricultural)

NUMBER OF LOTS: 75
ACCESSIBILITY: Access is via Westland Drive, a minor arterial with approximately 18 ft pavement width and 88 ft right-of-way per the 2018 Major Road Plan.

STAFF RECOMMENDATION:
POSTPONE the concept plan until the April 9, 2020 Planning Commission meeting as requested by the applicant.
Applicant requested postponement to address comments by staff.

COMMENTS:
The applicant’s concept plan had expired and needed to move forward with the development plan. Therefore, the applicant needed to update the concept plan with a new approval. The applicant is staying within the same general road structure as previously approved, but slightly modifying their lot layout on the site plan.
The applicant is proposing to subdivide this 23.7-acre tract into 75 detached residential lots and common area at a density of 3.16 du/ac. This property which is zoned PR at less than 5 du/ac (Low Density Residential) is located on the south side of Westland Drive just east of Gothic Manor Lane. The proposed subdivision will be served by a public street with one access out to Westland Drive. There is frontage for the rear portion of the property (not included in this application) out to Nubbin Ridge Road, but this future development area has severe grade issues. The proposed plan is currently showing a right-of-way dedication and access to this future development area, thus, allowing for the subdivision to maintain internal connection from one subdivision entrance.

The previous proposed plan (4-SB-17-C & 4-G-17-UR) had a completed Transportation Impact Study dated March 29, 2017. The project engineer has certified in the Transportation Impact Study that over 400 ft of sight distance is available east and west along Westland Drive at the proposed subdivision entrance. This is required per Subdivision Regulations since the access is from a Minor Arterial road per the Major Road Plan. The study mentions the warrant for a westbound left-turn lane at the proposed entrance of the subdivision, which would be installed per Knox County Engineering requirements.

The applicant had requested a reduction of the peripheral setback from 35 ft to 25 ft in the 2017 concept plan.

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: Not applicable.

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.
Approval of Concept Plan

Subdivision: Westland Creek

Map No: 133
Jurisdiction: County

Original Print Date: 2/18/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902
WESTLAND CREEK SUBDIVISION
8444 WESTLAND DRIVE
KNOXVILLE, TENNESSEE 37923
GRADING NOTES:

1. CUTTING NOTES: No complete soil work should be performed without obtaining the approval of the Project Geotechnical Engineer.

2. DRIVEWAY NOTES: Triaxial testing is required of all embankments exceeding 6 feet in height. A moisture content survey shall be performed at the base of the embankment. After placement of fill materials, a density survey shall be performed at least 12 hours after compaction. The minimum dry density goal shall be 98%.

3. SOIL NOTES: All fill materials shall be placed in layers not exceeding 6 inches in height. The maximum dry density goal shall be 96%.

4. EROSION CONTROL NOTE: All disturbed areas shall be protected against rainwater run-off. Erosion control measures shall be installed prior to final seeding.

5. SOD INSTALLATION: The sod must be installed within 30 days of the date of final grading. The sod shall be installed at least 3 inches in depth.

6. WATER DRAINAGE: All water drainage shall be diverted to approved locations. Ponding shall not be allowed.

7. TREES AND SHRUBS: All trees and shrubs shall be protected from damage during the grading process. The site shall be cleared and grubbed within the limits of the site.

8. BARRIERS: All barriers shall be protected from damage during the grading process. The site shall be cleared and grubbed within the limits of the site.

9. ORM: All ornamental materials shall be protected from damage during the grading process.

10. FORMS: All forms shall be properly protected from damage during the grading process.

11. SEEDING: Prior to final seeding, an as-built survey shall be submitted for the owner's review.

12. FINISH GRADE: The final surface shall be achieved.

13. STABILIZATION: Disturbed areas shall be stabilized in an expedient manner to prevent the formation of swales.

14. EXCAVATION: All excavation shall be completed prior to final grading.

15. PROOF ROLLING: The proof rolling shall be undercut and backfilled in a cress-cross pattern (4 passes min.) areas failing to meet the specification of 98% dry density goal.

16. ENGINEERED FILL: Engineered fill shall be used as necessary to achieve the proper alignment of the grading.

17. WET OR TOO SOFT: Unsatisfactory soils shall be removed to a depth of 2 feet below the proposed spot elevation.

18. SOILS OFF-SITE: Unsatisfactory soils shall be removed to a depth of 2 feet below the proposed spot elevation.

19. WATER EROSION: All water erosion shall be diverted to approved locations.

20. LEGAL DISPOSAL: Unsatisfactory soils shall be disposed of in an approved manner.

21. ROOFING MATERIALS: All roofing materials shall be placed in layers not exceeding 6 inches in height.

22. PROPERTY LINE: All property lines shall be accurately surveyed.

23. EXISTING CONTOUR: All existing contours shall be accurately surveyed.

24. PROPOSED SPOT ELEVATION: All proposed spot elevations shall be accurately surveyed.

25. SAMPLING: A sample shall be taken of all materials placed in the embankment.

26. DENSITY SURVEY: A density survey shall be performed at least 12 hours after compaction.

27. PROOF ROLLING: The proof rolling shall be performed using a fully loaded tandem axle dump truck.

28. BACKFILLING: The slope shall be backfilled using an appropriate erosion control structure.

29. STOCKPILE: The stockpile shall be removed to a depth of 2 feet below the proposed spot elevation.

30. TREE STUMPS: All tree stumps shall be removed to a depth of 2 feet below the proposed spot elevation.

31. BOULDERS: All boulders shall be removed to a depth of 2 feet below the proposed spot elevation.

32. TRASH: All trash shall be removed to a depth of 2 feet below the proposed spot elevation.

33. FILL MATERIAL: Filler materials shall be placed in layers not exceeding 6 inches in height.

34. LAYER: The upper 6 inches shall be placed in layers not exceeding 6 inches in height.

35. DRY DENSITY: The fill material shall be placed in layers not exceeding 6 inches in height.

36. COMPACT: The fill material shall be placed in layers not exceeding 6 inches in height.

37. MOISTURE: The fill material shall be placed in layers not exceeding 6 inches in height.

38. DRY DENSITY: The fill material shall be placed in layers not exceeding 6 inches in height.

39. OPTIMUM MOISTURE: The fill material shall be placed in layers not exceeding 6 inches in height.

40. MAXIMUM DENSITY: The fill material shall be placed in layers not exceeding 6 inches in height.

41. DRY DENSITY: The fill material shall be placed in layers not exceeding 6 inches in height.

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100. MAXIMUM DENSITY: The fill material shall be placed in layers not exceeding 6 inches in height.
Request to Postpone • Table • Withdraw

Name of Applicant: S & E Properties

Original File Number(s): 3-SA-20-C

Date Scheduled for Planning Review: March 12, 2020

Date Request Filed: Feb. 28, 2020 Request Accepted by: Tarren Barrett

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<tr>
<th>REQUEST</th>
<th>PLEASE NOTE</th>
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| ✗ Postpone  
Please postpone the above application(s) until: April 9, 2020 | Consistent with the guidelines set forth in Planning's Administrative Rules and Procedures: |
| □ Table  
Please table the above application(s). | 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 Monday 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. |
| □ Withdraw  
Please withdraw the above application(s). | TABLINGS  
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. |
| State reason for request:  
Need more time to address comments staff | WITHDRAWALS  
Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30 p.m. on the Monday 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. |
| Eligible for Fee Refund?  
☐ Yes  ✗ No  
Amount:  
Approved by:  
Date: | 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. |

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT

Name: Eric Mosley

Address:

City: State: Zip:

Telephone:

E-mail:

[Form filled out with appropriate details]
DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Applicant: S & E Properties

Date Filed: January 24, 2020

Meeting Date (if applicable): March 12, 2020

File Numbers(s): 3-5A-20-C (4-6-17-UR)

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

Name: Eric Mosley

Company: 405 Montbrook

Address: Knoxville, TN 37923

City: State: Zip: 37923

Phone: 865-454-3727

Email: eric.mosley@icloud.com

CURRENT PROPERTY INFO

Owner Name (if different): S & E Properties LLC

Owner Address: 405 Montbrook Ln, Knoxville, TN 37919

Owner Phone: 454-3727

Property Address: 8444 Westland Dr., Knoxville, TN 37923

Parcel ID: 133 050

General Location: Southeast side of Westland Dr., past of Gothic Manor Ln

Tract Size: 23.70 ac.

county Commission 5th District: PR

Jurisdiction (specific district above): City

County: Zoning District

Southwest County: LDR and HP

Planned: Growth Policy Plan Designation

Vacant Land: N

Existing Land Use: Sewer Provider

Septic (Y/N): Water Provider

First Utility: First Utility
REQUEST

- Development Plan
- Use on Review / Special Use
  - Residential
  - Non-Residential
- Home Occupation (specify):
- Other (specify):

SUBDIVISION

- Proposed Subdivision Name
- Parcel Change
  - Combine Parcels
  - Divide Parcel
  - Total Number of Lots Created: 76
- Other (specify):
- Attachments / Additional Requirements

ZONING

- Zoning Change:
  - Proposed Zoning
- Plan Amendment Change:
  - Proposed Plan Designation(s)
- Proposed Property Use (specify)
- Proposed Density (units/acre)
- Previous Rezoning Requests
- Other (specify):

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<td>- Design Plan Certification (Final Plat only)</td>
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<td>- Use on Review / Special Use (Concept Plan only)</td>
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<td>- Traffic Impact Study</td>
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<td>Thomas Brechko</td>
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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:

February 26, 2020 and March 13, 2020
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature:

Printed Name: Eric Mosby

Phone: 454-3727 Email:

Date: 1/23/20

File Number: 3-SA-20-C

REVISED MARC-I 2019