

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-SB-11-C **Related File Number:**
Application Filed: 11/29/2010 **Date of Revision:**
Applicant: EAGLE BEND REALTY

PROPERTY INFORMATION

General Location: Southeast side of Nubbin Ridge Rd, west of Tranquilla Dr.
Other Parcel Info.:
Tax ID Number: 133 F B 014 (PART), 01501 & 01503 **Jurisdiction:** County
Size of Tract: 8.85 acres
Accessibility: Access is via a new section of Nubbin Ridge Rd., a major collector street with an 20' pavement width within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land / PR (Planned Residential)
South: Vacant land / RA (Low Density Residential)
East: Vacant land / RA (Low Density Residential)
West: Residences / RA (Low Density Residential)
Proposed Use: Detached Residential Subdivision **Density:** 3.84 du/ac
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
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: Hampson Court, Unit 2

No. of Lots Proposed: 34 No. of Lots Approved: 34

Variances Requested: 1. Vertical curve variance at STA 0+60, from 125' to 80'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Providing a revised street profile to the Knox County Department of Engineering and Public Works for the subdivision street identifying the transition from the superelevated curve of Nubbin Ridge Rd. into the subdivision. Approval of the revised street profile by the Knox County Department of Engineering and Public Works is required prior to submission of a final plat for the subdivision. If variances are required for the revised profile, they can be addressed with the final plat.
4. Revising the concept plan to include a sidewalk on at least one side of the internal public street serving the subdivision and installing the sidewalk meeting ADA requirements.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access from the internal road system only.
7. Certification on the final plat by the applicant's surveyor that the proposed subdivision entrance meets sight distance requirements in both directions along Nubbin Ridge Rd.
8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the PR zoning district.

Comments:

The applicant is proposing to subdivide this 8.85 acre tract into 34 detached residential lots at a density of 3.84 du/ac. This subdivision is being proposed as a zero lot line development where one side yard can be reduced to zero feet with the other side yard having a minimum setback of five feet. The property was rezoned to PR (Planned Residential) at a density of 1-5 du/ac on September 26, 2005. The concept plan that was originally approved for this site on January 12, 2006 has expired. The new concept plan that is before the Planning Commission includes a reduction from the previous plan of nine lots. The previous use-on-review approval (11-Q-05-UR) is still valid.

Staff is requiring a revised street profile for the proposed subdivision street to identify the vertical curve and grades for the transition from the superelevated curve of this new section of Nubbin Ridge Rd. into the subdivision. The existing profile does not include the superelevation for the curve.

Staff has included a condition on providing sidewalks within this subdivision since the property falls within the Parental Responsibility Zone (PRZ) of Rocky Hill Elementary School. When the Planning Commission considered the first unit of the subdivision located on the north side of Nubbin Ridge Rd., the applicant had stated that the PRZ was no longer being used by the School District. I have checked with the Director of Transportation for Knox County Schools and he stated that the PRZ has remained in effect since it was first implemented. The Knox County School's web site allows you to enter an address to determine if your home is located within the PRZ for each school. If you are within the PRZ it will not allow you to pull up school bus stops in that area since it is the parents responsibility for getting the children to school. The attached Web Query provides information for the property that is on the west side of the proposed subdivision which is further away from Rocky Hill Elementary. A query

could not be performed for the proposed subdivision since there is not an assigned street address.

Action: Approved as Modified **Meeting Date:** 2/10/2011

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
 3. Providing a revised street profile to the Knox County Department of Engineering and Public Works for the subdivision street identifying the transition from the superelevated curve of Nubbin Ridge Rd. into the subdivision. Approval of the revised street profile by the Knox County Department of Engineering and Public Works is required prior to submission of a final plat for the subdivision. If variances are required for the revised profile, they can be addressed with the final plat.
(Staff's condition no. 4 Deleted by MPC 2-10-11)
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Placing a note on the final plat that all lots will have access from the internal road system only.
 6. Certification on the final plat by the applicant's surveyor that the proposed subdivision entrance meets sight distance requirements in both directions along Nubbin Ridge Rd.
 7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the PR zoning district.

Summary of Action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 7 conditions:

Date of Approval: 2/10/2011 **Date of Denial:** **Postponements:** 1/13/2011

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:**