

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 1-SB-21-C Related File Number: 1-E-21-UR
Application Filed: 11/30/2020 Date of Revision:
Applicant: DAVE WILKINSON

PROPERTY INFORMATION

General Location: South side of Nubbin Ridge Rd., west of Wallace Rd.
Other Parcel Info.:
Tax ID Number: 133 07402, 07404, 07403 & 073 Jurisdiction: County
Size of Tract: 5.77 acres
Accessibility: Access is via Nubbin Ridge Road, a major collector street with 17.8 feet of pavement width within 60 feet of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential and vacant land
Surrounding Land Use: North: Single family residential -- PR (Planned Residential)
South: Duplex, Single family residential -- PR (Planned Residential) and RA (Low Density Residential)
East: Single family residential -- A (Agricultural)
West: Single family residential -- A (Agricultural) and RA (Low Density Residential)
Proposed Use: Detached residential subdivision Density: 3.12 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: 8116 8108, 8106, 8104 Nubbin Ridge Rd.
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: The Reserve at Penrose Farm

No. of Lots Proposed: 18 **No. of Lots Approved:** 0

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

- 1) REDUCE THE MINIMUM LOT DEPTH FOR LOT NO. 1 FROM 150 FT TO 145.04 FT
- 2) REDUCE THE RIGHT-OF-WAY CUL-DE-SAC TRANSITION RADIUS ON THE WEST SIDE OF ROAD 'A' FROM 75-FT TO 0-FT
- 3) REDUCE THE MINIMUM INTERSECTION SPACING BETWEEN ROAD 'A' AND DOWRY LANE FROM 300-FT TO 40-FT

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL:

- 1) INCREASING THE MAXIMUM ROAD GRADE AT INTERSECTIONS FROM 1% TO 3%

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE variances 1-3 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict 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 utility provider.
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. Obtaining the approval of all properties owners with legal access the existing Joint Permanent Easement (JPE), to convert the JPE to a public road.
4. Installation of utilities shall be underground unless documentation is provided to and approved by MPC staff showing there are natural features that make underground utilities infeasible.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common area, amenities and drainage system.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
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 subdivide this 5.77-acre tract into a total of 18 detached residential lots at a density of 3.12 du/ac. The property was rezoned from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential) up to 4 du/ac in January 2021 (12-E-20-RZ).

The development will have access to Nubbin Ridge Road that is slightly offset with the Dowry Lane on the north side of the road. The applicant evaluated the available sight distance from both the east and west sides of the development and it was determined that the access on the west side of the development was safer, even though it does require an intersection spacing variance from 300 feet to 40 feet.

The entry road (Road 'A') for the subdivision will be located in the same location as an existing Joint Permanent Easement (JPE) that provides access for 4 lots. Of these lots, 3 will remain and are located at the south of Road 'A' and will have access to this road. These 3 lots are zoned RA (Low Density Residential) and will not be modified as part of this request because the right-of-way for the JPE is adequate for the installation of the public road, with the exception of 1 cul-de-sac transition radius on the west side of Road 'A'.

Action: Approved

Meeting Date: 2/11/2021

Details of Action:

Summary of Action: APPROVE variances 1-3 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

Date of Approval: 2/11/2021

Date of Denial:

Postponements: 1/14/2021

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: