

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

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www.knoxmpc.org

File Number: 10-SH-01-C **Related File Number:** 10-L-01-UR
Application Filed: 9/10/2001 **Date of Revision:**
Applicant: CTL SUMMIT LIMITED, LP
Owner: CLAY PROPERTIES, LLC

PROPERTY INFORMATION

General Location: North side of Nubbin Ridge Rd, east of Ferncliff Way.
Other Parcel Info.:
Tax ID Number: 133 051 AND PART OF 050 **Jurisdiction:** County
Size of Tract: 3.83 acres
Accessibility: Access is via Nubbin Ridge Rd., a minor collector street with a 17' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residence and vacant land
Surrounding Land Use: North: Vacant land / PR (Planned Residential)
South: Residence and stables / A (Agricultural)
East: Vacant Land / PR (Planned Residential)
West: Single-family residences / PR (Planned Residential)
Proposed Use: Detached single-family subdivision **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
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: CTL Summit, Phase II

Surveyor: LeMay & Associates

No. of Lots Proposed: 14 No. of Lots Approved: 0

Variances Requested: 1. Vertical curve variance at station 0+40, from 250' to 80'.
2. Vertical curve variance at station 2+80, from 325' to 200'.
3. Intersection grade variance, from 1% to 2%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE variances 1-3 because the site is affected by topographic constraints, 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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Revising the concept plan to identify the future development area as Lot 14.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Nubbin Ridge Rd.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Meeting all requirements of the approved use on review development plan.
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.

Comments: The applicant is proposing the subdivision of this 3.83 acre tract into 14 detached single-family lots with access from Nubbin Ridge Rd. The proposed density is 3.66 du/ac. A 0.93 acre portion of this property was just recently rezoned to PR (Planned Residential) by County Commission at a density of 2.2 du/ac (11-B-00-RZ). This is the area designated by the applicant as "future development". The balance of the property is Zoned PR (Planned Residential) at a density of 1-5 du/ac. The "future development" area is currently under litigation on the density issue, and the applicant is awaiting the outcome of the litigation to determine the lot configuration for that area. That area needs to be designated as Lot 14 since the recording of a final plat for the subdivision will designate the property as a separate tax parcel. All lots need to be subject to the limitation of access only to the internal road system. Any proposed subdivision of the "future development" lot will require reconsideration of the Concept Plan and Use-on-Review. The applicant is requesting a reduction in the peripheral setback to 15 feet along the western property line that is shared with the Charles Towne Landing and The Summit developments.

MPC Action: Approved

MPC Meeting Date: 10/11/2001

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
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Summary of MPC action: APPROVE variances 1-3 because the site is affected by topographic constraints, and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 8 conditions:

Date of MPC Approval: 10/11/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: