

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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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**File Number:** 11-Q-05-UR                      **Related File Number:** 11-SP-05-C  
**Application Filed:** 10/10/2005              **Date of Revision:**  
**Applicant:** JIM SULLIVAN  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southeast side of Nubbin Ridge Rd., east of Wallace Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 F B 14, 15.01 & 15.03                      **Jurisdiction:** County  
**Size of Tract:** 12.11 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Detached single-family subdivision                      **Density:** 4.54 du/ac  
**Sector Plan:** West City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

**Street:** 7834 Nubbin Ridge Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) Pending  
**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:

Surveyor:

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

Variances Requested:

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 the development plan for up to 58 detached single family dwellings on individual lots subject to 2 conditions.

**Staff Recomm. (Full):** 1. Meeting all applicable requirements of the approved concept subdivision plan.  
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

**Comments:** EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed realignment of Nubbin Ridge Rd. will greatly improve traffic safety through this stretch of Nubbin Ridge Rd.
3. The proposed detached single-family subdivision at a density of 4.78 du/ac, is consistent in use and density (up to 5 du/ac) with the approved zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.
4. Any school age children living in this development are presently zoned to attend Rocky Hill Elementary and Bearden Middle School and High School.

### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for low density residential uses. The PR zoning for the site allows a density up to 5 du/ac. At a proposed density of 4.78 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:** Approved

**MPC Meeting Date:** 1/12/2006

**Details of MPC action:** 1. Meeting all applicable requirements of the approved concept subdivision plan.  
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

**Summary of MPC action:** APPROVE the development plan for up to 58 detached single family dwellings on individual lots subject to 2 conditions.

Date of MPC Approval: 1/12/2006

Date of Denial:

Postponements: 11/10-12/8/2005

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**