

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 11-SH-04-C                      **Related File Number:** 11-J-04-UR  
**Application Filed:** 10/11/2004              **Date of Revision:**  
**Applicant:** VANCE BURKEY  
**Owner:** VANCE BURKEY

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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### PROPERTY INFORMATION

**General Location:** South side of Nubbin Ridge Rd., east side of Davis Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 63 & 64                      **Jurisdiction:** County  
**Size of Tract:** 8.28 acres  
**Accessibility:** Access is via Nubbin Ridge Rd., a collector street with a pavement width of 19' within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Two single family dwellings and vacant land  
**Surrounding Land Use:** Property in the area is zoned A agricultural, RA, RB and PR residential. Development in the area primarily consists of single family dwellings. A small apartment development is located on the north side of Nubbin Ridge Rd. west of this site.  
**Proposed Use:** Detached single family subdivision                      **Density:** 2.90 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:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) & 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:** Maples Glen  
**Surveyor:** LeMay & Associates  
**No. of Lots Proposed:** 24      **No. of Lots Approved:** 0  
**Variances Requested:**  
1. Vertical curve variance from 250' to 80' at sta. 0+40 of Maple Glen Way.  
2. Vertical curve variance from 408.75' to 360' at sta. 5+50 of Maple Glen Way.  
3. Vertical curve variance from 149.5' to 80' at sta. 0+53 Maple Wood Way.  
4. Intersection spacing variance from 300' to 223' between Maples Glen Ln. and Wildtree Ln.  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Dan Kelly  
**Staff Recomm. (Abbr.):** APPROVE variance 1-4 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 9 conditions  
**Staff Recomm. (Full):**  
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
2. Prior to commencing grading on this site, obtain an off site drainage easement as may be required by the Knox County Dept. of Engineering and Public Works.  
3. Provision of a sight distance easement across lot 14 per the requirements of the Knox County Dept. of Engineering and Public Works.  
4. Meeting all requirements of the approved use on review development plan.  
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.  
6. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).  
7. Certification on the final plat by the applicant's engineer that there is 350' of sight distance in both directions on Westland Dr. from the proposed entrance road.  
8. Approval of the rezoning by the Knox County Commission to PR (Planned Residential) at an appropriate density to accommodate this development.  
9. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

**Comments:** The applicant is proposing to subdivide this 8.28 acre site into 24 lots for detached single family dwellings. A portion of the site was rezoned to PR (Planned Residential) at 1-3.4 dwellings per acre in February of this year by the Knox County Commission. The remaining portion of the site was recommended for the same zoning and density by MPC at its October meeting. That rezoning request will be heard by the Knox County Commission 11/15/04. The applicant's engineer will have to certify that 350' of sight distance is available in each direction prior to approval of the final plat. In addition, an off site drainage easement may be needed at the point where the stormwater is going to be discharged from the detention basin. The applicant will be required to obtain this off site drainage easement prior to commencing any grading on this site if it is determined to be needed by the Knox County Dept. of Engineering and Public Works.

**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 water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.

**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

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 proposed development is consistent with the Southwest County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 3.4 du/ac. At a proposed density of 2.90 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

**MPC Action:**

Approved

**MPC Meeting Date:** 11/10/2004

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
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**Summary of MPC action:**

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APPROVE the concept plan subject to 9 conditions

**Date of MPC Approval:**

11/10/2004

**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:**