# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 11-SN-05-C Related File Number: 11-K-05-UR

**Application Filed:** 10/10/2005 **Date of Revision:** 

Applicant: SCOTT WILLIAMS & ASSOCIATES

Owner: FOREST BROOK DEVELOPMENT, LLC



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

### **PROPERTY INFORMATION**

**General Location:** South side of Nubbin Ridge Rd., east of Wallace Rd.

Other Parcel Info.:

Tax ID Number: 133 F B 11 Jurisdiction: County

Size of Tract: 1.9 acres

Access is via Nubbin Ridge Rd., a major collector street with an 19' pavement width within a 50' right-of-

way.

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Residence

Surrounding Land Use: North: Residence and vacant land / RA (Low Density Residential)

South: Residence and vacant land / RA (Low Density Residential) East: Residence and vacant land / RA (Low Density Residential)

West: Residences / RA (Low Density Residential)

Proposed Use: Detached single-family subdivision Density: 4.21 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) Pending

Requested Zoning:

Former Zoning:

Previous Requests: Extension of Zone:

History of Zoning:

## PLAN INFORMATION (where applicable)

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**Current Plan Category:** 

**Requested Plan Category:** 

### SUBDIVISION INFORMATION (where applicable)

Nubbin Ridge Subdivision Name: Williams Surveyor:

No. of Lots Proposed: 8 No. of Lots Approved: 8

Variances Requested: 1. Reduction of the western corner radius for the right-of-way at the intersection of the entrance street

and Nubbin Ridge Rd., from 25' to 0'.

S/D Name Change:

Comments:

MPC Action:

### 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 width restricts compliance with the Subdivision Regulations,

and the variance 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

4. 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. at the proposed entrance.

5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement, common area and drainage

system.

Approved

6. Placing 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.

The applicant is proposing to subdivide this 1.98 acre tract into 8 lots at a density of 4.21 du/ac. The property was recommended for a rezoning to PR (Planned Residential) at a density of 1-5 du/ac by the Planning Commission on July 14, 2005. The Knox County Commission approved the rezoning on

August 22, 2005. The subdivision will be served by a Joint Permanent Easement (JPE) with a 22' pavement width within a 40' right-of-way. An off-site drainage easement may be required pending

MPC Meeting Date: 11/10/2005

evaluation of the drainage calculations at the Design Plan stage of the subdivision.

**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).

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4. 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. at the proposed entrance.

5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement, common area and drainage system.

6. Placing 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.

Summary of MPC action: APPROVE variance 1 because the site's width restricts compliance with the Subdivision Regulations,

1/31/2007 11:58 AM Page 2 of 3 and the variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

Date of MPC Approval: 11/10/2005 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

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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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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