

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

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

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: Access is via Nubbin Ridge Rd., a major collector street with a 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences / RA (Low Density Residential)
South: Vacant land / RA (Low Density Residential)
East: Vacant land and residences / RA (Low Density Residential)
West: Residences and vacant land / RA (Low Density Residential)
Proposed Use: Detached single-family subdivision **Density:** 4.78 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
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: Hampson

Surveyor: Sullivan

No. of Lots Proposed: 58 No. of Lots Approved: 58

Variances Requested: 1. Vertical curve variance on Road A at station 0+75, from 137.5' to 120'.
2. Vertical curve variance on Road B at station 0+75, from 175' to 120'.

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 variances 1 & 2 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 12 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 (Ord. 91-1-102).
3. Details of the proposed realignment of Nubbin Ridge Rd. to be worked out with the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision. This also includes the purchase of that portion of the property to the east that is crossed by the new road alignment.
4. Obtaining street closure approval of Knox County Commission for the portion of Nubbin Ridge eliminated by the realignment and identified as a portion of the proposed subdivision.
5. Identifying the two depression/sinkhole features, including a 50 building setback from the top of the closed contour areas, on a revised concept plan and the final plat.
6. Adding a note on the final plat that if any building construction is proposed within the 50' setback area around the sinkholes, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in the setback area is subject to approval by the County following review of the report. Engineered footings may be required for these areas. If it is determined by the Tennessee Department of Environment and Conservation that either feature is not a sinkhole, conditions 5 and 6 would not apply to that feature.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
9. Placing a note on the final plat that all lots will have access from the internal road system only.
10. 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 both subdivision entrances.
11. Meeting all requirements of the approved use-on-review development plan.
12. 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 to subdivide this 12.11 acre tract into 58 detached single-family lots at a density of 4.78 du/ac. The Planning Commission had recommended approval of a rezoning (8-E-05-RZ) of the property to PR (Planned residential) at a density of 1-5 du/ac on August 11, 2005. The Knox County Commission approved the rezoning on September 26, 2005.

Due to two existing sharp curves in Nubbin Ridge Rd. at this location, MPC and County Engineering Staff have requested that the applicant consider a proposed realignment of Nubbin Ridge Rd. that would impact a portion of the applicant's property. The applicant has submitted a revised concept plan that includes a realignment of Nubbin Ridge Rd. The revised plan has been reviewed by Knox County Department of Engineering and Public Works Staff, and they are recommending approval subject to a condition that the details of the road realignment be worked out during the design plan stage of the

subdivision. The redesign will also require street closure approval by Knox County Commission for the portion of Nubbin Ridge eliminated by the realignment. A portion of the proposed road crosses the adjoining property to the east. The applicant has contacted the property owner concerning the purchase of that portion of the property. With the proposed change in Nubbin Ridge Rd., the subdivision will include lots on both sides of the road.

The KGIS topographic data base for 2003 identifies two closed contour areas on the site. (The 1998-2001 topographic data only shows one area) One is located in the area of Lots 36 and 37. The second feature is located in the area of Lots 7 - 12. The applicant needs to identify these features on the concept plan as sinkholes, with a 50 building setback from the top of the closed contour, unless it is determined by the Tennessee Department of Environment and Conservation that they are not sinkholes. If the features are determined to be sinkholes, they will be subject to the County's sinkhole policy.

MPC Action: Approved

MPC Meeting Date: 1/12/2006

- Details of MPC action:**
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 3. Details of the proposed realignment of Nubbin Ridge Rd. to be worked out with the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision. This also includes the purchase of that portion of the property to the east that is crossed by the new road alignment.
 4. Obtaining street closure approval of Knox County Commission for the portion of Nubbin Ridge eliminated by the realignment and identified as a portion of the proposed subdivision.
 5. Identifying the two depression/sinkhole features, including a 50 building setback from the top of the closed contour areas, on a revised concept plan and the final plat.
 6. Adding a note on the final plat that if any building construction is proposed within the 50' setback area around the sinkholes, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in the setback area is subject to approval by the County following review of the report. Engineered footings may be required for these areas. If it is determined by the Tennessee Department of Environment and Conservation that either feature is not a sinkhole, conditions 5 and 6 would not apply to that feature.
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 12. 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 variances 1 & 2 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 12 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:

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: