

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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File Number: 12-SA-10-C
Application Filed: 10/25/2010
Applicant: SCOTT DAVIS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of Nubbin Ridge Rd., west of Hampson Ln.
Other Parcel Info.:
Tax ID Number: 133 F B 014 **Jurisdiction:** County
Size of Tract: 2.64 acres
Accessibility: Access is via an old section of Nubbin Ridge Rd., a major collector street with an 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / RA (Low Density Residential)
South: Vacant land / PR (Planned Residential)
East: Vacant land / PR (Planned Residential) & RA (Low Density Residential)
West: Residence and vacant land / RA (Low Density Residential)
Proposed Use: Detached Residential Subdivision **Density:** 4.92 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)
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 Court
No. of Lots Proposed: 13 No. of Lots Approved: 13
Variances Requested: NA
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 Concept Plan for up to 13 detached residential lots, and a reduction of the peripheral setback along Nubbin Ridge Rd. to 20 feet, subject to 7 conditions:
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Revising the concept plan to locate the sidewalk on the east side of the Joint Permanent Easement and installing the sidewalk meeting ADA requirements.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Placing a note on the final plat that all lots will have access from the internal road system only.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance
7. 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.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the PR zoning district.

Comments: The applicant is proposing to subdivide this 2.64 acre tract into 13 detached residential lots at a density of 4.92 du/ac. This subdivision is being proposed as a zero lot line development where one side yard can be reduced to zero feet with the other side yard having a minimum setback of five feet. The property was rezoned to PR (Planned Residential) at a density of 1-5 du/ac on September 26, 2005. This is a revision to the northern portion of a concept plan approved on January 12, 2005 for 58 lots on 12.11 acres. In the previous approval, which included the realignment of Nubbin Ridge Rd. through the property, the access to the northern portion of the proposed subdivision was from the realigned street. This revised plan proposes access from the old portion of Nubbin Ridge Rd. that is now a dead end street.

The subdivision will be served by a Joint Permanent Easement (JPE) that meets public street standards. Since the subdivision is located within the Parental Responsibility Zone sidewalks are required. Staff is recommending that the sidewalk be located on the east side of the JPE so that more lots have direct access to the sidewalk.

The applicant has requested a reduction of the peripheral setback along Nubbin Ridge Rd. to 20 feet since the subdivision is directly across from the southern portion of the subdivision that is also zoned PR (Planned Residential). The Planning Commission can approve the reduction of the peripheral setback down to a minimum of 15 feet.

Action: Approved Meeting Date: 12/9/2010

Details of Action:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. (Condition removed by MPC including the requirement of providing sidewalks.)
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Placing a note on the final plat that all lots will have access from the internal road system only.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance

7. 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.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the PR zoning district.

Summary of Action:

APPROVE the Concept Plan for up to 13 detached residential lots, and a reduction of the peripheral setback along Nubbin Ridge Rd. to 20 feet, subject to 6 conditions:

Date of Approval:

12/9/2010

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Chancery Court

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: