

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-12-C **Related File Number:**
Application Filed: 10/29/2012 **Date of Revision:**
Applicant: BRYAN TESTERMAN

PROPERTY INFORMATION

General Location: West side of Woodland Rdige Ln., east end of Galewood Rd., south of Nubbin Ridge Rd.
Other Parcel Info.:
Tax ID Number: 133 F H 067 **Jurisdiction:** County
Size of Tract: 1.05 acres
Accessibility: Access is via Nubbin Ridge Rd., a major collector street with a 20' pavement width within a required 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached Residential Subdivision under construction
Surrounding Land Use: North: Approved subdivision / PR (Planned Residential)
South: Approved subdivision / PR (Planned Residential)
East: Approved subdivision / PR (Planned Residential)
West: Residences / PR (Planned Residential)
The site is in an area that has developed as low density residential subdivisions under R-1, RA and PR zoning.
Proposed Use: Detached Residential Subdivision - Modification to sidewalk condition **Density:** 3.68 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: Whispering Woods

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

Variances Requested: None

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 request to revise the concept plan sidewalk condition for the Subdivision by eliminating the requirement for a sidewalk connection in the common area between Lots 61 & 62 connecting Woodland Ridge Ln. and Galewood Rd., subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all other conditions of the concept plan / use on review approval (6-SA-11-C / 6-B-11-UR) of June 9, 2011.

Comments: The applicant is requesting a revision to the concept plan sidewalk condition for Whispering Woods Subdivision which is located on the south side of Nubbin Ridge Rd., west of Morrell Rd. The sidewalk condition required connections between the sidewalks along the internal street system for the subdivision and Queensbury Dr. and Galewood Rd., public streets that terminate on the east and west sides of the subdivision.

The applicant has recorded the subdivision plat with common area strips to allow for the sidewalks. The sidewalk has been installed between Whisper Trace Ln. and Queensbury Dr. to the east. This sidewalk allows a pedestrian connection from the subdivision to the local street system providing safer access to Rocky Hill Elementary and the Rocky Hill Ballfields. Due to the grade difference between Woodland Ridge Ln. and Galewood Rd. to the west, the applicant cannot install the sidewalk in the common area between Lots 61 and 62 in compliance with Americans with Disabilities Act (ADA) standards. If the street connection was made between the two subdivisions, a sidewalk along the street connection would comply with ADA grade standards.

Staff supports the request to revise the sidewalk condition for the subdivision to eliminate the sidewalk in the common area between Lots 61 & 62 that would provide the pedestrian connection between Woodland Ridge Ln. and Galewood Rd.

Action: Meeting Date: 12/13/2012

Details of Action:

Summary of Action:

Date of Approval: 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: