

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SB-17-C Related File Number: 12-A-17-UR
Application Filed: 10/26/2017 Date of Revision:
Applicant: RICK WILKINSON

PROPERTY INFORMATION

General Location: South side of Nubbin Ridge Rd., east of Wallace Rd.
Other Parcel Info.:
Tax ID Number: 133 F B 007, 009, & 010 Jurisdiction: County
Size of Tract: 5.2 acres
Accessibility: Access is via Nubbin Ridge Rd. a major collector street with 19' of pavement width within 65' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residence and vacant land - RA (Low Density Residential)
South: Residence and vacant land - RA (Low Density Residential)
East: Residences - PR (Planned Residential)
West: Vacant land and residence - RA (Low Density Residential)
Proposed Use: Detached Residential Subdivision Density: 3.08 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: 8000 Nubbin Ridge Rd
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: Penrose Forest

No. of Lots Proposed: 16 No. of Lots Approved: 0

Variances Requested: 1. Reverse curve tangent variance on Penrose Forest Ln. between Sta 2+44.09 and Sta 2+52.94, from 50' to 8.85'.
2. Vertical curve variance on Penrose Forest Ln. at Sta 0+40 from 118.75' (k=25) to 76' (k=16).

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-2 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 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. Revising the concept plan to change the 20' wide access easement across Lot 15 for the benefit of Tax Parcel 133FB008, to a 25' access easement (minimum requirement).
5. 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.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and stormwater system.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Including the sight distance easement with restrictions across lot 16 on the final plat.
9. 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 5.2 acre tract into 16 lots at a density of 3.08 du/ac. The property was rezoned to PR (Planned Residential) at a density of up to 4 du/ac by the Knox County Commission on July 24, 2017. The subdivision will be served by public streets with a 26' pavement width within a 50' right-of-way.

The Planning Commission approved a concept plan with 15 lots for this site on July 13, 2017. The applicant has made some minor modifications to the previous layout for the stormwater system and street layout and is requesting approval of the revised concept plan. The applicant is providing a new access easement for Tax Parcel 133FB008 out to Penrose Forest Ln. which will replace the existing access easement and driveway out to Nubbin Ridge Rd.

The applicant is requesting a reduction of the peripheral setback from 35' to 25' along all boundary lines except the eastern boundary where a reduction to 15' is requested (adjoins a private street) and the southeastern boundary of Lot 15 where a reduction to 15' is requested (adjoins the new access driveway for the property to the south). The adjoining property that is zoned RA has a rear yard setback of 25'.

Action: Approved

Meeting Date: 12/14/2017

Details of Action:

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Summary of Action:

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APPROVE the Concept Plan subject to 9 conditions:

Date of Approval:

12/14/2017

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: