

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

File Number: 2-SA-07-C **Related File Number:** 2-R-07-UR
Application Filed: 12/12/2006 **Date of Revision:**
Applicant: WALT LANE
Owner: CLT SUMMIT LIMITED LP

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
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: North side of Nubbin Ridge Rd., east of Ferncliff Wy.
Other Parcel Info.:
Tax ID Number: 133 50.01 & 51 **Jurisdiction:** County
Size of Tract: 4.6 acres
Accessibility: Access is via Nubbin Ridge Rd., a minor collector street with a 17' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences and vacant land / PR (Planned Residential)
South: Residence and stables / A (Agricultural)
East: Vacant Land / PR (Planned Residential)
West: Residences / PR (Planned Residential)
Proposed Use: Detached residential subdivision **Density:** 3.48 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
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: Regal Ridge
Surveyor: LeMay & Associates
No. of Lots Proposed: 16 **No. of Lots Approved:** 16
Variances Requested: 1. Vertical curve variance at station 0+40, from 250' to 80'.
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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 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 subdivision entrance.
5. Placing a note on the final plat that all lots will have access only to the internal street system except Lots 15 and 16 that shall have access to Nubbin Ridge Rd. through a shared driveway located within a shared access easement.
6. 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 shared access drive for Lots 15 and 16.
7. Placing a note on the final plat that the shared driveway for Lots 15 and 16 shall be provided with an on-site turn around.
8. 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.
9. Meeting all requirements of the approved use on review development plan.
10. 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 4.6 acre tract into 16 detached residential lots at a proposed density of 3.48 du/ac. Access for the subdivision is from Nubbin Ridge Rd. The Planning Commission had approved a concept plan for this property on October 11, 2001 for a total of 14 lots. A final plat was approved for the subdivision on September 11, 2003. Since the final plat was not recorded within one year of the approval date, the approvals for both the concept plan and final plat expired.

The proposed subdivision has the same street access location and layout as the previous approval. One revision from the previous approval is the addition of two lots (15 & 16) with direct access to Nubbin Ridge Rd. at the location of the existing residence. Staff is recommending a condition that a shared access drive with on-site turn around be provided for Lots 15 and 16. The surveyor will be required to certify sight distance at the proposed driveway for the two lots.

While the overall density is well within the maximum density of 5 du/ac, tax parcel 51 which is a little under 1 acre has a maximum density of 2.2 du/ac. In order to subdivide that area into the two proposed lots (15 & 16), a density of up to 3.5 du/ac is required. The applicant has submitted a rezoning application for the Planning Commission's March meeting (3-A-07-RZ) requesting the increase in density.

MPC Action: Approved

MPC Meeting Date: 2/8/2007

Details of MPC action:

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Summary of MPC action:

APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

Date of MPC Approval: 2/8/2007

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: