

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: 3-SB-14-C **Related File Number:**
Application Filed: 1/24/2014 **Date of Revision:**
Applicant: IDEAL ENGINEERING SOLUTIONS

PROPERTY INFORMATION

General Location: Northwest side of Nubbin Ridge Rd., west of Whisper Trace Ln.
Other Parcel Info.:
Tax ID Number: 133 F B 01402 **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 and residences / 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: 0 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: Hampson Court, Phase I

No. of Lots Proposed: 13 No. of Lots Approved: 13

Variances Requested: 1. Reduction of the required right-of-way along the new and old sections of Nubbin Ridge Rd. from 30' to 25' from the centerline of the roadway.

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 the new and old sections of Nubbin Ridge Rd. from 35 feet to 20 feet, 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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
 3. Obtaining an approved subdivision name pursuant to the requirements of Section 44-101 of the Minimum Subdivision Regulations prior to final plat approval.
 4. Prior to the final plat going before the Planning Commission, providing documentation on the closure of portions of the old Nubbin Ridge Rd. right-of-way and verifying that there is still adequate right-of-way for that portion of the street that provides access to this subdivision. This information shall be clearly documented on the final plat.
 5. Prior to the final plat going before the Planning Commission, providing documentation that the surveyed boundary for the subdivision provides adequate land area to allow the number of proposed lots under the PR zoning maximum density limitation of 5 du/ac.
 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 7. Placing a note on the final plat that all lots will have access from the internal street system only.
 8. Meeting all applicable requirements of the Knox County Zoning Ordinance
 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.

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. 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. A revised concept plan that was approved by the Planning Commission on December 9, 2010, proposed access from the old portion of Nubbin Ridge Rd. that is now a dead end street. That concept plan has expired. The applicant is requesting a new approval of that revised concept plan.

The subdivision will be served by a Joint Permanent Easement (JPE) that meets public street standards. The applicant has requested a reduction of the peripheral setback along the new and old sections Nubbin Ridge Rd. to 20 feet. The Planning Commission can approve the reduction of the peripheral setback down to a minimum of 15 feet.

Action: Approved

Meeting Date: 3/13/2014

Details of Action:

Summary of Action: APPROVE the Concept Plan for up to 13 detached residential lots, and a reduction of the peripheral setback along the new and old sections of Nubbin Ridge Rd. from 35 feet to 20 feet, subject to 9

conditions:

Date of Approval:

3/13/2014

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: