

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Nubbin Ridge Subdivision
Surveyor: Benchmark Associates, Inc.
No. of Lots Proposed: 55 **No. of Lots Approved:** 55
Variances Requested:
1. Intersection spacing variance from Wildtree Ln., from 300' to 260'.
2. Horizontal curve variance on Road A (Curve 4), from 250' to 100'.
3. Horizontal curve variance on Road A (Curve 5), from 250' to 100'.
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 variances 1-3 because the site's topography and shape restricts compliance with the Subdivision Regulations, and the proposed 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. Adding a line of sight easement across Lots 32 and 36 on the final plat in order to provide the needed sight distance for the curves in Road A.
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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Prior to final plat approval, conducting a records search at the Register of Deeds to determine if there is an existing access easement across Tax Parcel 65 to serve Parcel 66.
8. Meeting all requirements of the approved use on review development plan.
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 20.33 acre tract into 55 lots at a density of 2.71 du/ac. The Planning Commission recommended approval of a rezoning request (2-N-05-RZ) for this property to PR (Planned Residential) at a density of 1 - 4 du/ac on February 10, 2005. Knox County Commission approved the rezoning request on March 28, 2005. A rezoning request is before the Planning Commission at this meeting (4-W-05-RZ) for the rezoning of Tax Parcels 67 and 68.01 to PR at a density of 1 - 4 du/ac.

The proposed subdivision includes a 25' access easement between Lots 46 and 47 to serve Tax Parcel 66. Staff is recommending a condition that prior to final plat approval, the applicant conduct a records search at the Register of Deeds to determine if an there is existing access easement across Tax Parcel 65 to serve Parcel 66.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved **MPC Meeting Date:** 4/14/2005

Details of MPC action:

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. Adding a line of sight easement across Lots 32 and 36 on the final plat in order to provide the needed sight distance for the curves in Road A.
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7. Prior to final plat approval, conducting a records search at the Register of Deeds to determine if there is an existing access easement across Tax Parcel 65 to serve Parcel 66.
8. Meeting all requirements of the approved use on review development plan.
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.

Summary of MPC action: APPROVE variances 1-3 because the site's topography and shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions

Date of MPC Approval: 4/14/2005 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: