

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-SA-11-C **Related File Number:** 6-B-11-UR
Application Filed: 4/25/2011 **Date of Revision:**
Applicant: BRYAN TESTERMAN, JR.

PROPERTY INFORMATION

General Location: Southeast side of Nubbin Ridge Rd., southwest of Hampson Ln.
Other Parcel Info.:
Tax ID Number: 133 F B 016 **Jurisdiction:** County
Size of Tract: 26.63 acres
Accessibility: Access is via Nubbin Ridge Rd., a major collector street with an 20' pavement width within a required 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / RA (Low Density Residential)
South: Residences / RA (Low Density Residential)
East: Residences / RA (Low Density Residential) & A (Agricultural)
West: Vacant land and residences / PR (Planned Residential) & RA (Low Density Residential)
Proposed Use: Detached residential subdivision **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) pending
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: Testerman Construction on Nubbin Ridge Road

No. of Lots Proposed: 98 **No. of Lots Approved:** 98

Variances Requested:

1. Right-of-way dedication on Nubbin Ridge Rd. from 30' to 25' from centerline.
2. Vertical curve variance on Road A at STA 0+45, from 100' to 60'.
3. Intersection spacing variance on Nubbin Ridge Rd. between old Nubbin Ridge Rd. and Road A from 300' to 56'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): DENY Variance 1 (See comments)
APPROVE variances 2 & 3 due to existing conditions and topography restricts compliance with Subdivision Regulations, and 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 a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Revising the concept plan to incorporate street connections to the existing street stub-outs to this property from Queensbury Dr. to the east and Galewood Rd. to the west.
4. Revising the concept plan to include sidewalks on at least one side of Streets A, B and D and the street connections to Queensbury Dr. and Galewood Rd. Sidewalks shall be installed as part of the street installation and shall meet ADA requirements.
5. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that Lots 1 and 98 shall have access from the internal street system only.
8. Certification on the final plat by the applicant's surveyor that the proposed subdivision entrance meets sight distance requirements in both directions along Nubbin Ridge Rd.
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 26.67 acre tract into 98 detached residential lots at a density of 3.68 du/ac. The Planning Commission recommended approval of a rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on May 12, 2011. The Knox County Commission will consider the rezoning request on June 27, 2011.

Due to the number of proposed lots, a traffic impact study was prepared for the subdivision. The analysis was based on the single access to the subdivision from Nubbin Ridge Rd. The study concluded that the proposed access would have an acceptable level of service at the entrance for the projected traffic. It did identify that some vegetation removal and grading would be needed along Nubbin Ridge Rd. to establish adequate sight distance at the entrance. The study did not consider any connection to the two streets that stub-out to this property.

Staff has recommended a condition that the proposed streets within the subdivision connect to the existing street stub-outs to this property from Queensbury Dr. to the east and Galewood Rd. to the west. The platted subdivisions to the east and west were designed for a street connection to this property and not as cul-de-sac streets. The Minimum Subdivision Regulations encourage continuance of existing or dedicated streets in adjoining or nearby tracts. Providing these connections to other local

streets would provide safer access for residents of the proposed subdivision to Rocky Hill Elementary School and Rocky Hill Ballfields to the east and Wallace Rd. to the west.

Staff has recommended a condition on the installation of traffic calming devices within the subdivision to help reduce speeds on the longer street sections. Traffic calming measures would also help reduce the impact of any potential cut-through traffic that may be generated by the connections to both Queensbury Dr. and Galewood Rd.

The applicant has requested a variance on the right-of-way dedication variance along Nubbin Ridge Rd. from 30' from centerline to 25'. It is staff's position that the applicant has not identified a hardship for meeting this requirement.

Staff has included a condition on providing sidewalks within this subdivision since the property falls within the Parental Responsibility Zone (PRZ) of Rocky Hill Elementary School. If a property is located within the PRZ, a school bus will not stop to pick up children for school. It is the parents responsibility for getting the children to school. It has been staff's practice to recommend sidewalks for property within the PRZ. Staff is also recommending sidewalks within the subdivision in order to provide pedestrian access for residents to the proposed amenity area located at the southwest corner of the subdivision at the end of Road D and for the connections to the adjoining streets which allows for a safer connection to Rocky Hill Elementary School and Rocky Hill Ballfields.

Action: Approved as Modified **Meeting Date:** 6/9/2011

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
 3. Revising the concept plan to include sidewalks on at least one side of Streets A, B and D and the street connections to Queensbury Dr. and Galewood Rd. Sidewalks shall be installed as part of the street installation and shall meet ADA requirements.
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Placing a note on the final plat that Lots 1 and 98 shall have access from the internal street system only.
 6. Certification on the final plat by the applicant's surveyor that the proposed subdivision entrance meets sight distance requirements in both directions along Nubbin Ridge Rd.
 7. 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.

Summary of Action: DENY Variance 1 (See comments)
APPROVE variances 2 & 3 due to existing conditions and topography restricts compliance with Subdivision Regulations, and variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions (as amended by Commission 6/9/2011):

Date of Approval: 6/9/2011 **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:**