

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: 6-SF-14-C **Related File Number:** 6-H-14-UR
Application Filed: 4/28/2014 **Date of Revision:**
Applicant: IDEAL ENGINEERING SOLUTIONS

PROPERTY INFORMATION

General Location: Northwest side of Nubbin Ridge Rd., north of Dunaire Dr.
Other Parcel Info.:
Tax ID Number: 145 001 **Jurisdiction:** County
Size of Tract: 9.75 acres
Accessibility: Access is via Nubbin Ridge Rd., a collector street with a pavement width of 18' within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Development to the north and west of this site consists of subdivision development in an area that is zoned PR (Planned Residential). To the east and south of this site are a horse farm and a few dwellings that have been developed on lots that are over 1 acre in size in the A (Agricultural) zone.
Proposed Use: Detached dwellings **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8509 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: 8509 Nubbin Ridge Road
No. of Lots Proposed: 37 **No. of Lots Approved:** 0
Variances Requested: 1. To permit a hammer-head turn around in lieu of a cul de sac at the end of Road A.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): DENY variance 1 because no hardship has been stated to justify the granting of this variance
APPROVE the concept plan subject to 13 conditions

Staff Recomm. (Full):

1. Construct a cul de sac at the end of Road A per the design standards contained in the Subdivision Regulations
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)
4. Raise the proposed grade at the intersection of Road A with Nubbin Ridge Rd. to a negative 1%
5. Submitting a stream determination study to the Knox County Dept. of Engineering and Public Works as part of the Design Plan review process
6. Identifying the detention area as common area
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 8.. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
9. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions at the intersection of Road A with Nubbin Ridge Rd.
10. Prior to final plat approval, record a line of sight easement across Lots 1, 22,23 & 37 in order to provide the needed sight distance
11. Place a note on the final plat that all lots will have access only to the internal street system.
- 12.. 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 storm drainage system
13. 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 a development that will contain 37 detached dwellings on individual lots. The site was recently rezoned to PR (Planned Residential) at 3.8 du/ac. KGIS has calculated the area of this site at 9.52 acres. The applicant's engineer has stated that the site contains, without the benefit of a survey, 9.75 acres. The development as proposed maximizes the density based on the area as stated by the engineer. If after surveying the property it is found to contain less than the stated acreage, the number of lots will have to be reduced in order to conform with the permitted zoning density.

The applicant did have a surveyor perform the necessary work to establish that the minimum required sight distance of 300' in each direction can be achieved at the subdivision entrance. However, staff is still concerned about the proposed entrance to this development. Due to the excessive travel speeds and the curvature of Nubbin Ridge Rd., staff will require the applicant to improve the grade of Road A at the proposed entrance and maintain a line of sight easement across the frontage lots, and we will not permit any additional access from this project to Nubbin Ridge Rd. Staff concerns regarding the access to this site could have been eased to some degree if a connection to Dalemere Dr. was a possibility. At the time Dalemere Dr. was constructed it was stubbed up to this property with the intention that it would be extended onto this site when it developed. Staff was going to recommend that connection until the Knox County Commission approved the recent rezoning of this site with a condition that Dalemere Dr. not be extended into this project

The KGIS maps indicates that a stream crosses the site. As part of the design plan process the applicant will be required to have a stream determination study prepared to ascertain the classification of this water conveyance. If it is actually determined to be a stream, buffers and non disturbance areas

will come into play that may have impact on the current subdivision design.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the existing zoning designation.
3. Any school age children living in this development are presently zoned to attend Bluegrass Elementary, West Valley Middle & Bearden High Schools.
4. Access to this project will be limited to Nubbin Ridge Rd., a collector street.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest Sector Plan designate this property for low density residential use. The PR zoning approved for the site allows a density up to 3.8 du/ac. At a proposed overall density of 3.8 du/ac, the proposed subdivision is consistent with the Sector and the zoning designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 6/12/2014

- Details of Action:**
1. Construct a cul de sac at the end of Road A per the design standards contained in the Subdivision Regulations
 2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
 3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)
 4. Raise the proposed grade at the intersection of Road A with Nubbin Ridge Rd. to a negative 1%
 5. Submitting a stream determination study to the Knox County Dept. of Engineering and Public Works as part of the Design Plan review process
 6. Identifying the detention area as common area
 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 - 8.. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
 9. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions at the intersection of Road A with Nubbin Ridge Rd.
 10. Prior to final plat approval, record a line of sight easement across Lots 1, 22,23 & 37 in order to provide the needed sight distance
 11. Place a note on the final plat that all lots will have access only to the internal street system.
 - 12.. 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 storm drainage system
 13. 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 Action: DENY variance 1 because no hardship has been stated to justify the granting of this variance

APPROVE the concept plan subject to 13 conditions

Date of Approval: 6/12/2014 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: