

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Nubbin Ridge Subdivision

Surveyor: Benchmark Associates, Inc.

No. of Lots Proposed: 58 No. of Lots Approved: 58

Variations Requested: 1. Intersection spacing variance on Nubbin Ridge Road between Sanford Day Road and Road A from 300' to 215.6'.
2. Horizontal curve variance on Road A at Curve C-4 from 250' to 100'.
3. Horizontal curve variance on Road A at Curve C-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 location restricts compliance with the Subdivision Regulations, and the proposed variances 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. Adding a line of sight easement across Lots 33 and 37 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. Revising the Joint Permanent Easement (JPE) right-of-way for Road A on the concept plan to provide an adequate shoulder beyond the edge of pavement in the area of Lots 1 and 58 subject to meeting the requirements of the Knox County Department of Engineering and Public Works.
6. Revising the concept plan to show the proposed access gate at the entrance of the JPE with a turnaround meeting the requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Placing a note on the final plat that all lots will have access only to the internal street 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 21.33 acre tract into 58 lots at a density of 2.72 du/ac. The PR (Planned Residential) zoning (1-4 du/ac) for the majority of the property was approved in the beginning of this year. The Planning Commission approved a concept plan for this site for 55 lots on 20.33 acres on March 14, 2005. This revised concept plan has been submitted to include an acre parcel located near the center of the property that is presently zoned A (Agricultural). A rezoning request (9-G-05-RZ) to change the acre parcel to PR (Planned Residential) at a density of 1-4 du/ac. is also before the Planning Commission at this meeting.

Another change to the concept plan includes the shifting of the entrance on Nubbin Ridge Rd. to the northeast (closer to Sanford Day Rd.) in order to improve the sight distance to the southwest along Nubbin Ridge Rd. The applicant is now proposing to serve the subdivision by Joint Permanent Easements (JPE) with a 22' pavement width within a 40' right-of-way. The private street system will be gated. Staff has requested revisions to the concept plan to identify the proposed location of the gate and identifying an adequate turnaround area and right-of-way subject to the requirements of the Knox County Department of Engineering and Public Works.

As previously requested and approved on the first concept plan, the applicant is requesting a reduction of the peripheral setback adjoining Chestnut Hill Subdivision (also zoned PR) from 35' to 25'. This is the same rear yard setback identified throughout the proposed subdivision.

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: 9/8/2005

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 33 and 37 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. Revising the Joint Permanent Easement (JPE) right-of-way for Road A on the concept plan to provide an adequate shoulder beyond the edge of pavement in the area of Lots 1 and 58 subject to meeting the requirements of the Knox County Department of Engineering and Public Works.
6. Revising the concept plan to show the proposed access gate at the entrance of the JPE with a turnaround meeting the requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Placing a note on the final plat that all lots will have access only to the internal street 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.

Summary of MPC action: APPROVE variances 1-3 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard
APPROVE the concept plan subject to 10 conditions

Date of MPC Approval: 9/8/2005

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: