

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 2-SA-07-C **AGENDA ITEM #:** 21
 2-R-07-UR **AGENDA DATE:** 2/8/2007

▶ **SUBDIVISION:** REGAL RIDGE
 ▶ **APPLICANT/DEVELOPER:** WALT LANE
 OWNER(S): CLT SUMMIT LIMITED LP

TAX IDENTIFICATION: 133 50.01 & 51
 JURISDICTION: County Commission District 5

▶ **LOCATION:** North side of Nubbin Ridge Rd., east of Ferncliff Wy.

SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 4.6 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / PR (Planned Residential)
 South: Residence and stables / A (Agricultural)
 East: Vacant Land / PR (Planned Residential)
 West: Residences / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 16

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Nubbin Ridge Rd., a minor collector street with a 17' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance at station 0+40, from 250' to 80'.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 10 conditions:

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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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. Placing a note on the final plat that all lots will have access only to the internal street system except Lots 15 and 16 that shall have access to Nubbin Ridge Rd. through a shared driveway located within a shared access easement.
6. 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 shared access drive for Lots 15 and 16.
7. Placing a note on the final plat that the shared driveway for Lots 15 and 16 shall be provided with an on-site turn around.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement, common area and drainage 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.

► **APPROVE the development plan for up to 16 detached residential dwellings on individual lots, with a reduction of the peripheral setback along the western boundary line (Charles Towne Landing and The Summit property) to 15 feet, subject to 3 conditions.**

1. Approval of the zoning density designation for Tax Parcel 51 allowing up to 3.5 du/ac by the Knox County Commission.
2. Meeting all applicable requirements of the approved concept subdivision plan.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

COMMENTS:

The applicant is proposing to subdivide this 4.6 acre tract into 16 detached residential lots at a proposed density of 3.48 du/ac. Access for the subdivision is from Nubbin Ridge Rd. The Planning Commission had approved a concept plan for this property on October 11, 2001 for a total of 14 lots. A final plat was approved for the subdivision on September 11, 2003. Since the final plat was not recorded within one year of the approval date, the approvals for both the concept plan and final plat expired.

The proposed subdivision has the same street access location and layout as the previous approval. One revision from the previous approval is the addition of two lots (15 & 16) with direct access to Nubbin Ridge Rd. at the location of the existing residence. Staff is recommending a condition that a shared access drive with on-site turn around be provided for Lots 15 and 16. The surveyor will be required to certify sight distance at the proposed driveway for the two lots.

While the overall density is well within the maximum density of 5 du/ac, tax parcel 51 which is a little under 1 acre has a maximum density of 2.2 du/ac. In order to subdivide that area into the two proposed lots (15 & 16), a density of up to 3.5 du/ac is required. The applicant has submitted a rezoning application for the Planning Commission's March meeting (3-A-07-RZ) requesting the increase in density.

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 utilities are available to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the existing and requested zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar or higher densities.
3. Any school age children living in this development are presently zoned to attend Blue Grass Elementary, West Valley Middle and Bearden High Schools.

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 the 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

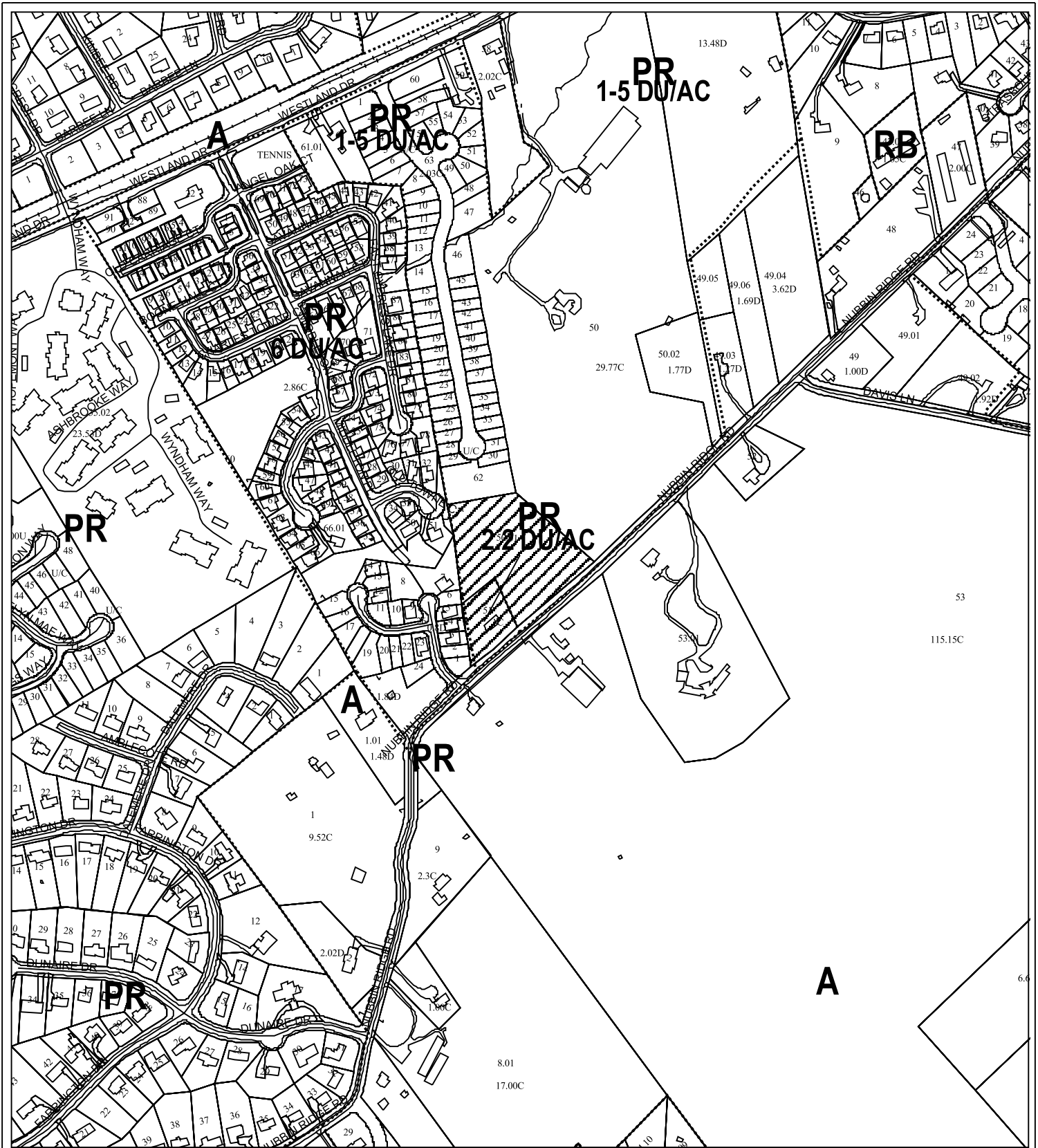
adjacent property. With direct access to a collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Southwest County Sector Plan designates this property for low density residential uses and slope protection area. The PR zoning for the site would allow a density up to 5 du/ac. At a proposed density of 3.48 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation (with approval of the density increase up to 3.5 du/ac for Parcel 51).
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



2-SA-07-C/2-R-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 01/22/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Regal Ridge
 Walt Lane

Map No: 133

Jurisdiction: County



