

▶ **FILE #:** 3-A-07-RZ

**AGENDA ITEM #:** 66

**AGENDA DATE:** 3/8/2007

▶ **APPLICANT:** WALTER R. LANE  
 OWNER(S): CTL SUMMIT LIMITED, LP.

TAX ID NUMBER: 133 051

JURISDICTION: County Commission District 5

▶ **LOCATION:** Northwest side Nubbin Ridge Rd., northeast of Ferncliff Way

▶ **APPX. SIZE OF TRACT:** 1 acre

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Nubbin Ridge Rd., a two lane, major collector street with 20' of pavement within a 40' right-of-way.

UTILITIES: Water Source: First Knox Utility District  
 Sewer Source: First Knox Utility District

▶ **PRESENT ZONING:** PR (Planned Residential) @ 2.2 du/ac.

▶ **ZONING REQUESTED:** PR (Planned Residential) @ 3.5 du/ac.

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

**DENSITY PROPOSED:** 3.5 du/ac.

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was zoned PR @2.2 du/ac. In 2000. (11-B-00-RZ)

SURROUNDING LAND USE AND ZONING: North: Residences /PR Planned Residential

South: Residence and vacant land / A Agricultural

East: Residential development / PR Planned Residential

West: Residences / PR Planned Residential

NEIGHBORHOOD CONTEXT: This site is being developed with the adjoining subdivision under PR zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning at a density up to 3.5 du/ac.**

This density is compatible with the adjoining residential density and will allow this site to be developed with the adjoining property as shown on the concept plan under consideration by staff.

**COMMENTS:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at a density of up to 3.5 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development concerns can be addressed.
3. The PR zoning will allow development similar to surrounding residential uses that include townhouses, duplexes and single family subdivisions.

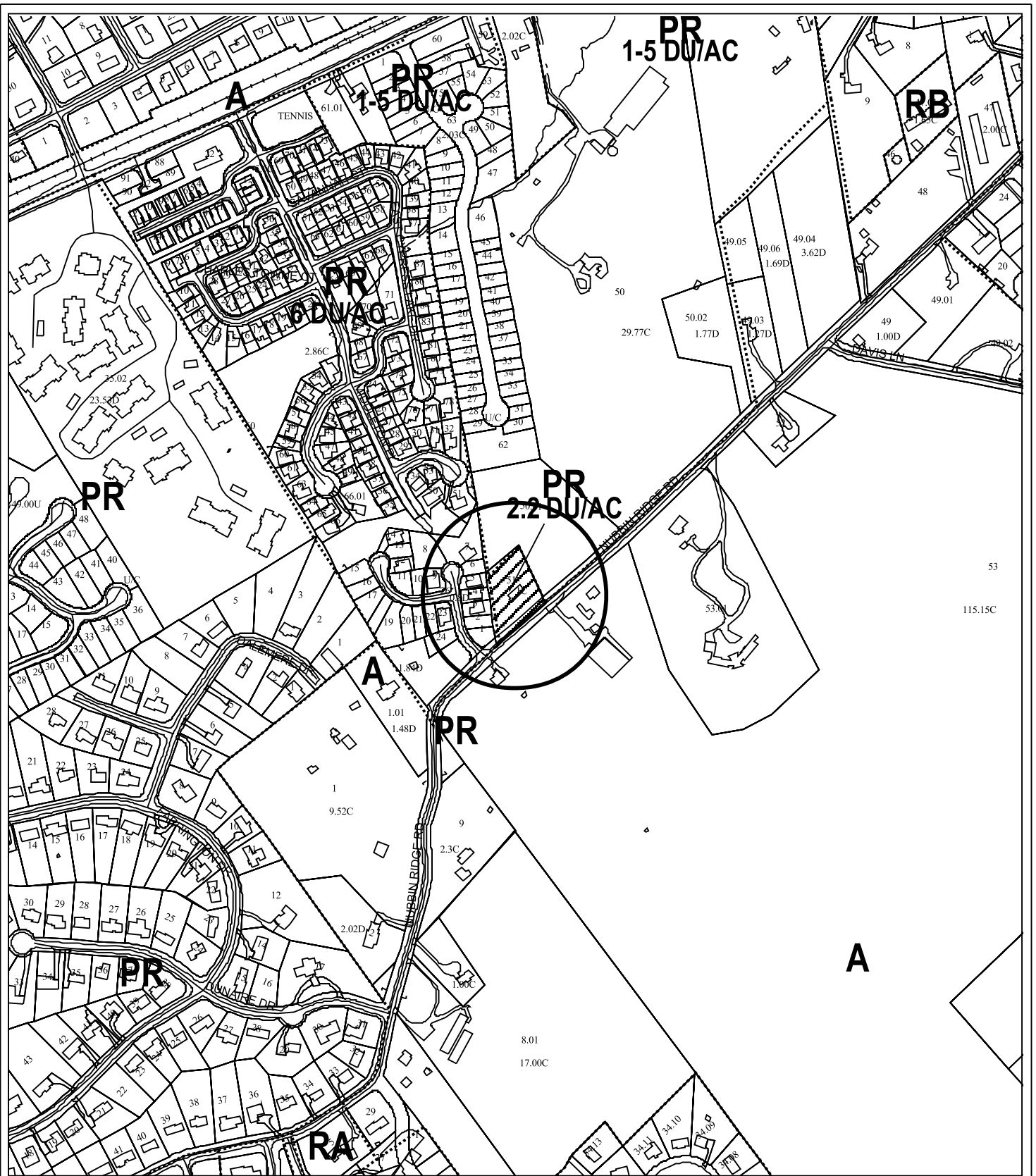
#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed zoning density increase would allow this site to be developed with the adjoining property as, all or portions of, 4 lots within a 16 lot subdivision. (See attached concept plan.). Approximately 160 new vehicle trips would be generated and approximately 6 school-aged children would be added to the school system from this completed development.
3. The PR zoning at up to 3.5 density would have minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed zoning and density are consistent with the low density residential uses proposed for this area by the Southwest County Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knox County Commission for action on 4/23/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**3-A-07-RZ  
REZONING**

Petitioner: Walter R. Lane  
 Map No: 133  
 Jurisdiction: County



From: PR (Planned Residential) @ 2.2 du/ac.  
 To: PR (Planned Residential) @ 3.5 du/ac.

Original Print Date: 02/22/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





CONCEPT & DEVELOPMENT PLAN  
SHEET 1 OF 1

**REGAL RIDGE**  
SUBJECT: REGAL RIDGE  
KNOX COUNTY • TENNESSEE

DATE: 01-15-2007  
PREPARED BY: [Signature]  
SCALE: 1" = 40'

PH: 865-671-0183 FAX: 865-671-0213  
10816 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37934

**LeMay AND ASSOCIATES**  
CONSULTING ENGINEERS

MANOR APPROVED BY THE KNOX METRO AREA BOARD OCTOBER 11, 2001  
CONCEPT & DEVELOPMENT PLAN FOR WESTLAND MANOR  
CONCEPT & DEVELOPMENT PLAN FOR WESTLAND MANOR  
CONCEPT & DEVELOPMENT PLAN FOR WESTLAND MANOR

THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE KNOX COUNTY BOARD OF COMMISSIONERS AND THE KNOX COUNTY BOARD OF HEALTH. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE KNOX COUNTY BOARD OF COMMISSIONERS AND THE KNOX COUNTY BOARD OF HEALTH.

CONCEPT PLAN  
2-5A-07-C  
2-R-07-UK  
DATE \_\_\_\_\_

LOT NO.	AREA	PERIMETER	AREA	PERIMETER	AREA	PERIMETER	AREA	PERIMETER	AREA
1	14,073.01	1,473.01	14,073.01	1,473.01	14,073.01	1,473.01	14,073.01	1,473.01	14,073.01
2	9,146.40	1,146.40	9,146.40	1,146.40	9,146.40	1,146.40	9,146.40	1,146.40	9,146.40
3	6,284.7	1,284.7	6,284.7	1,284.7	6,284.7	1,284.7	6,284.7	1,284.7	6,284.7
4	14,423.97	1,423.97	14,423.97	1,423.97	14,423.97	1,423.97	14,423.97	1,423.97	14,423.97
5	12,177.63	1,177.63	12,177.63	1,177.63	12,177.63	1,177.63	12,177.63	1,177.63	12,177.63
6	21,141.08	1,141.08	21,141.08	1,141.08	21,141.08	1,141.08	21,141.08	1,141.08	21,141.08
7	11,808.51	1,808.51	11,808.51	1,808.51	11,808.51	1,808.51	11,808.51	1,808.51	11,808.51
8	6,009.07	1,009.07	6,009.07	1,009.07	6,009.07	1,009.07	6,009.07	1,009.07	6,009.07
9	6,076.61	1,076.61	6,076.61	1,076.61	6,076.61	1,076.61	6,076.61	1,076.61	6,076.61
10	6,800.06	1,800.06	6,800.06	1,800.06	6,800.06	1,800.06	6,800.06	1,800.06	6,800.06
11	6,622.59	1,622.59	6,622.59	1,622.59	6,622.59	1,622.59	6,622.59	1,622.59	6,622.59
12	4,271.94	1,271.94	4,271.94	1,271.94	4,271.94	1,271.94	4,271.94	1,271.94	4,271.94
13	5,380.00	1,380.00	5,380.00	1,380.00	5,380.00	1,380.00	5,380.00	1,380.00	5,380.00
14	5,471.94	1,471.94	5,471.94	1,471.94	5,471.94	1,471.94	5,471.94	1,471.94	5,471.94
15	22,209.64	1,209.64	22,209.64	1,209.64	22,209.64	1,209.64	22,209.64	1,209.64	22,209.64
16	15,702.12	1,702.12	15,702.12	1,702.12	15,702.12	1,702.12	15,702.12	1,702.12	15,702.12

**LEGEND**

- 1. 1"=10' SANITARY SEWER
- 2. 1"=10' PERIPHERAL NETWORK
- 3. 1"=10' DRAINAGE
- 4. 1"=10' ACCESS EASEMENT
- 5. 1"=10' PERIPHERAL NETWORK
- 6. 1"=10' DRAINAGE
- 7. 1"=10' ACCESS EASEMENT
- 8. 1"=10' PERIPHERAL NETWORK
- 9. 1"=10' DRAINAGE
- 10. 1"=10' ACCESS EASEMENT
- 11. 1"=10' PERIPHERAL NETWORK
- 12. 1"=10' DRAINAGE
- 13. 1"=10' ACCESS EASEMENT
- 14. 1"=10' PERIPHERAL NETWORK
- 15. 1"=10' DRAINAGE
- 16. 1"=10' ACCESS EASEMENT

**SITE NOTES**

- 1. CONCEPT PLAN AS SHOWN HEREON
- 2. VERIFY EXISTING UTILITIES AND LOCATIONS OF ALL UTILITIES
- 3. ALL UTILITIES AND DRAINAGE EASEMENTS SHALL BE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY AND SHALL BE PROTECTED BY A PERMANENT EASEMENT
- 4. ALL UTILITIES AND DRAINAGE EASEMENTS SHALL BE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY AND SHALL BE PROTECTED BY A PERMANENT EASEMENT
- 5. ALL UTILITIES AND DRAINAGE EASEMENTS SHALL BE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY AND SHALL BE PROTECTED BY A PERMANENT EASEMENT
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