

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

▶ **FILE #:** 12-SA-10-C **AGENDA ITEM #** 15

AGENDA DATE: 12/9/2010

▶ **SUBDIVISION:** HAMPSON COURT

▶ **APPLICANT/DEVELOPER:** SCOTT DAVIS

OWNER(S): Scott Davis

TAX IDENTIFICATION: 133 F B 014

JURISDICTION: County Commission District 4

▶ **LOCATION:** Northwest side of Nubbin Ridge Rd., west of Hampson Ln.

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 2.64 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)
 South: Vacant land / PR (Planned Residential)
 East: Vacant land / PR (Planned Residential) & RA (Low Density Residential)
 West: Residence and vacant land / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 13

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via an old section of Nubbin Ridge Rd., a major collector street with an 18' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan for up to 13 detached residential lots, and a reduction of the peripheral setback along Nubbin Ridge Rd. to 20 feet, subject to 7 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Revising the concept plan to locate the sidewalk on the east side of the Joint Permanent Easement and installing the sidewalk meeting 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 all lots will have access from the internal road system only.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance
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.

COMMENTS:

The applicant is proposing to subdivide this 2.64 acre tract into 13 detached residential lots at a density of 4.92 du/ac. This subdivision is being proposed as a zero lot line development where one side yard can be reduced to zero feet with the other side yard having a minimum setback of five feet. The property was rezoned to PR (Planned Residential) at a density of 1-5 du/ac on September 26, 2005. This is a revision to the northern portion of a concept plan approved on January 12, 2005 for 58 lots on 12.11 acres. In the previous approval, which included the realignment of Nubbin Ridge Rd. through the property, the access to the northern portion of the proposed subdivision was from the realigned street. This revised plan proposes access from the old portion of Nubbin Ridge Rd. that is now a dead end street.

The subdivision will be served by a Joint Permanent Easement (JPE) that meets public street standards. Since the subdivision is located within the Parental Responsibility Zone sidewalks are required. Staff is recommending that the sidewalk be located on the east side of the JPE so that more lots have direct access to the sidewalk.

The applicant has requested a reduction of the peripheral setback along Nubbin Ridge Rd. to 20 feet since the subdivision is directly across from the southern portion of the subdivision that is also zoned PR (Planned Residential). The Planning Commission can approve the reduction of the peripheral setback down to a minimum of 15 feet.

ESTIMATED TRAFFIC IMPACT 159 (average daily vehicle trips)

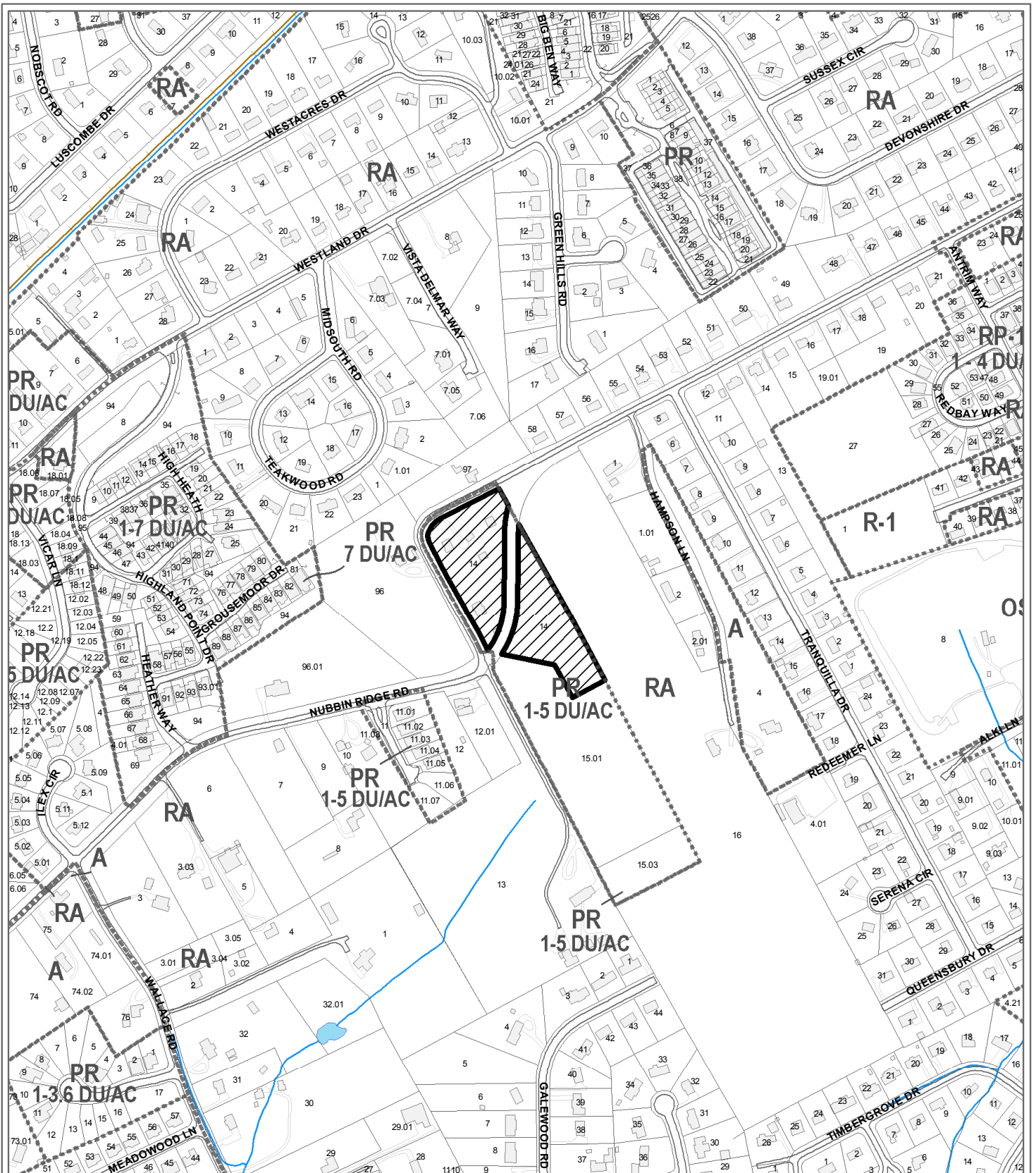
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 5 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Rocky Hill Elementary, Bearden Middle, and West High.

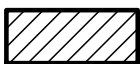
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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



**12-SA-10-C
CONCEPT PLAN**

Subdivision: Hampson Court



Approval of Concept Plan

Map No: 133

Jurisdiction: County

Original Print Date: 11/23/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

