



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

▶ **FILE #:** 1-SB-11-C **AGENDA ITEM #** 12

POSTPONEMENT(S): 1/13/2011 **AGENDA DATE:** 2/10/2011

▶ **SUBDIVISION:** HAMPSON COURT, UNIT 2

▶ **APPLICANT/DEVELOPER:** EAGLE BEND REALTY

OWNER(S): Scott Davis

TAX IDENTIFICATION: 133 F B 014 (PART), 01501 & 01503

JURISDICTION: County Commission District 4

▶ **LOCATION:** Southeast side of Nubbin Ridge Rd, west of Tranquilla Dr.

SECTOR PLAN: West City

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

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 8.85 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

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

▶ **NUMBER OF LOTS:** 34

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via a new section of Nubbin Ridge Rd., a major collector street with an 20' pavement width within a 70' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance at STA 0+60, from 125' to 80'.

STAFF RECOMMENDATION:

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

APPROVE the Concept Plan subject to 8 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. Providing a revised street profile to the Knox County Department of Engineering and Public Works for the subdivision street identifying the transition from the superelevated curve of Nubbin Ridge Rd. into the subdivision. Approval of the revised street profile by the Knox County Department of Engineering and Public Works is required prior to submission of a final plat for the subdivision. If variances are required for the revised profile, they can be addressed with the final plat.
4. Revising the concept plan to include a sidewalk on at least one side of the internal public street serving

the subdivision and installing the sidewalk meeting ADA requirements.

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access from the internal road system only.
7. Certification on the final plat by the applicant's surveyor that the proposed subdivision entrance meets sight distance requirements in both directions along Nubbin Ridge Rd.
8. 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 8.85 acre tract into 34 detached residential lots at a density of 3.84 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. The concept plan that was originally approved for this site on January 12, 2006 has expired. The new concept plan that is before the Planning Commission includes a reduction from the previous plan of nine lots. The previous use-on-review approval (11-Q-05-UR) is still valid.

Staff is requiring a revised street profile for the proposed subdivision street to identify the vertical curve and grades for the transition from the superelevated curve of this new section of Nubbin Ridge Rd. into the subdivision. The existing profile does not include the superelevation for the curve.

Staff has included a condition on providing sidewalks within this subdivision since the property falls within the Parental Responsibility Zone (PRZ) of Rocky Hill Elementary School. When the Planning Commission considered the first unit of the subdivision located on the north side of Nubbin Ridge Rd., the applicant had stated that the PRZ was no longer being used by the School District. I have checked with the Director of Transportation for Knox County Schools and he stated that the PRZ has remained in effect since it was first implemented. The Knox County School's web site allows you to enter an address to determine if your home is located within the PRZ for each school. If you are within the PRZ it will not allow you to pull up school bus stops in that area since it is the parents responsibility for getting the children to school. The attached Web Query provides information for the property that is on the west side of the proposed subdivision which is further away from Rocky Hill Elementary. A query could not be performed for the proposed subdivision since there is not an assigned street address.

ESTIMATED TRAFFIC IMPACT 384 (average daily vehicle trips)

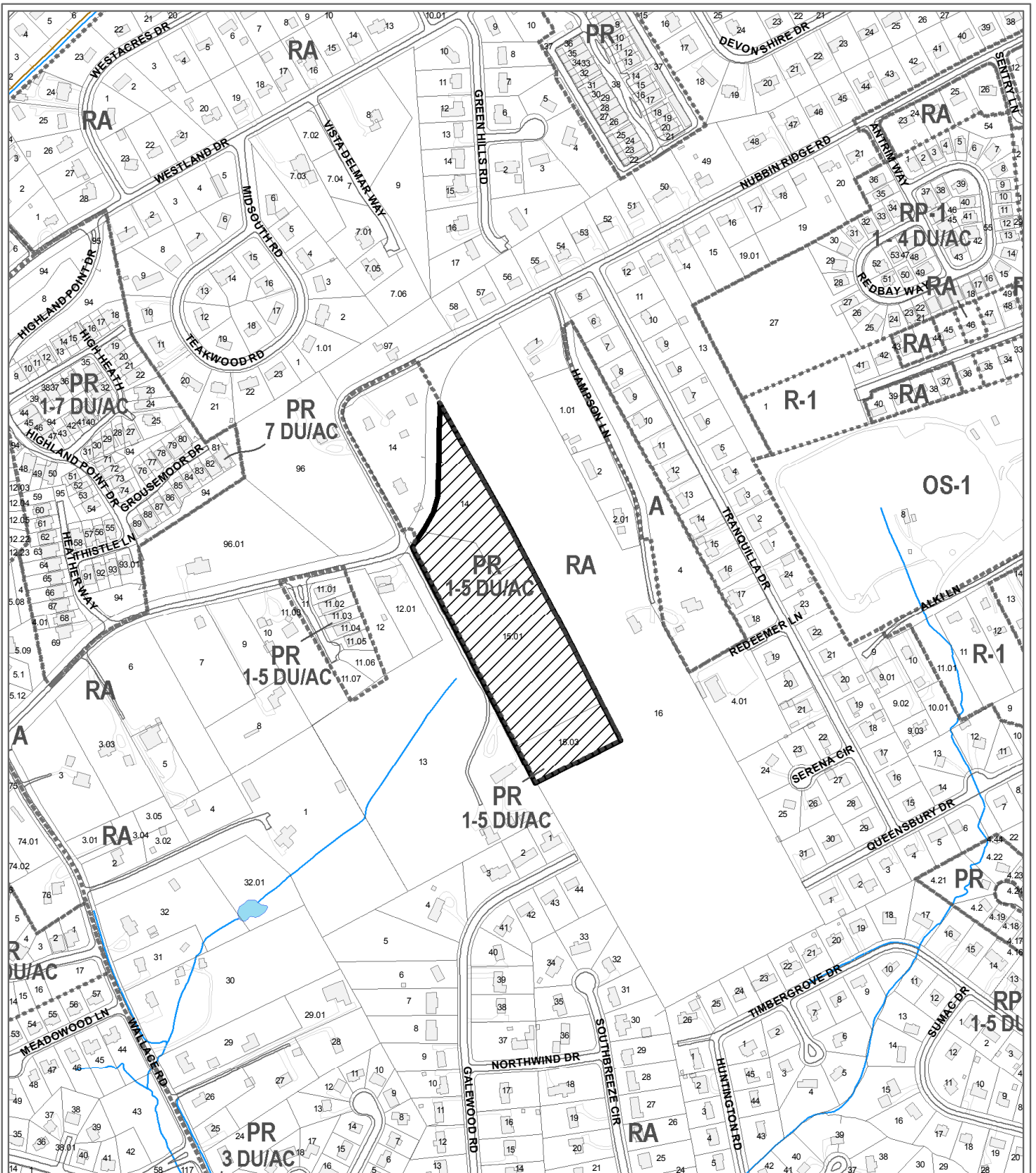
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 14 (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.



**1-SB-11-C
CONCEPT PLAN**

Subdivision: Hampson Court, Unit 2

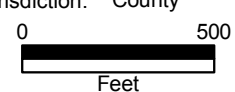


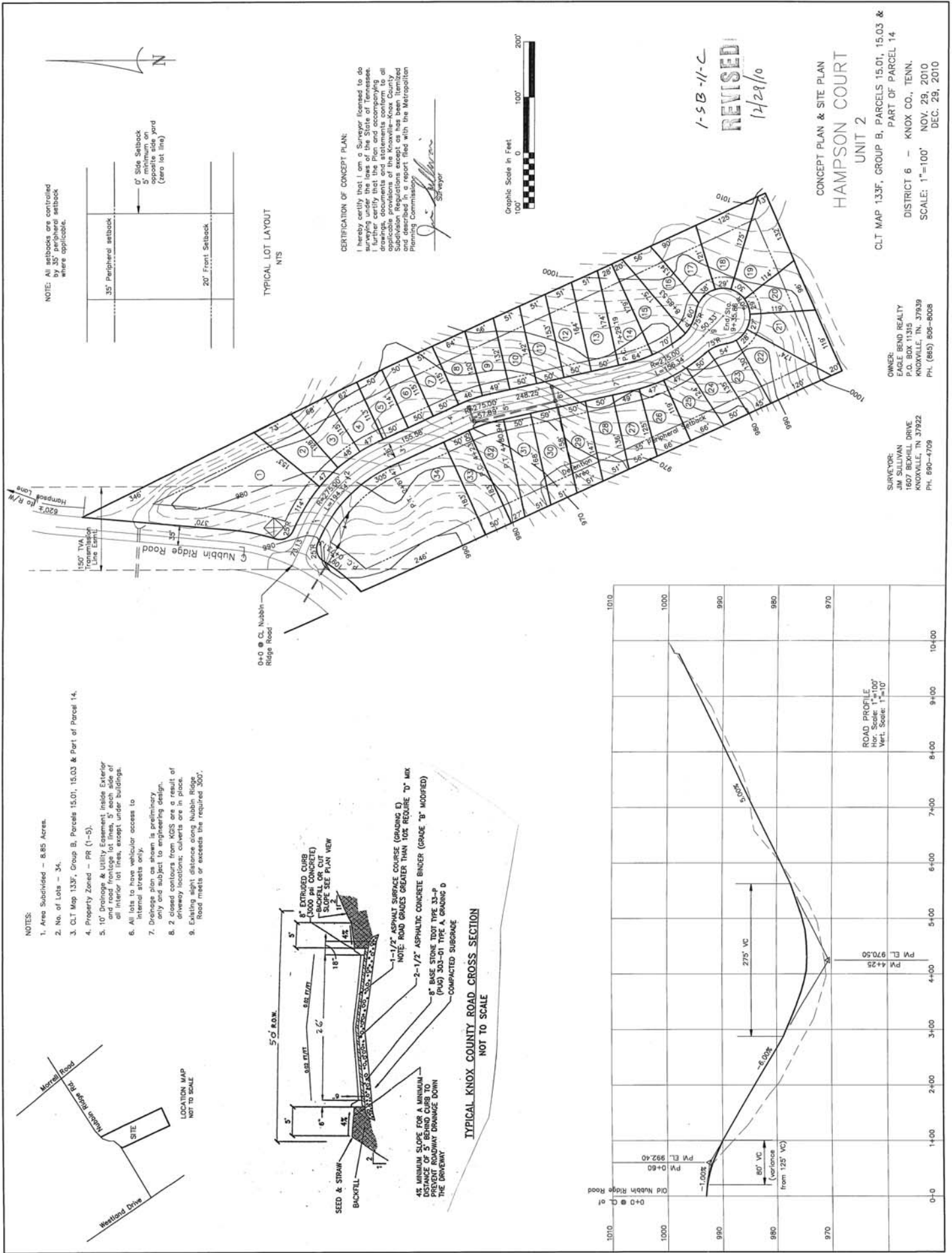
Approval of Concept Plan

Map No: 133

Jurisdiction: County

Original Print Date: 12/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





edulog.com

Web Query

1-SB-11-C

Knox County Schools

Enter Student Information 

Street Address

Grade

*Program

*optional

Go

RESET

If eligible for the school, you can click a School Code to view a list of the school's stops available to the student.

Click a School Name to see detailed school information.

Click the Show All Schools button to see detailed information about the schools in this list.

Select a School

Show all Schools 

School Code	School Name	Distance to School	Eligibility Description	Grades
235	ROCKY HILL ELEMENTARY	1 mi	Within Parental Responsibility Zone of school	01, 02, 03, 04, 05, K, KR, T1
014	BEARDEN MIDDLE	3.31 mi	Eligible	06, 07, 08
305	WEST HIGH	5.28 mi	Eligible	09, 10, 11, 12

Education Logistics, Inc.

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