

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

▶ **FILE #:** 6-SA-11-C **AGENDA ITEM #** 10
 6-B-11-UR **AGENDA DATE:** 6/9/2011

▶ **SUBDIVISION:** TESTERMAN CONSTRUCTION ON NUBBIN RIDGE ROAD
 ▶ **APPLICANT/DEVELOPER:** BRYAN TESTERMAN, JR.
 OWNER(S): Bryan E. Testerman

TAX IDENTIFICATION: 133 F B 016
 JURISDICTION: County Commission District 4

▶ **LOCATION:** Southeast side of Nubbin Ridge Rd., southwest of Hampson Ln.

SECTOR PLAN: West City
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
 WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 26.63 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

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

▶ **NUMBER OF LOTS:** 98

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Nubbin Ridge Rd., a major collector street with an 20' pavement width within a required 60' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Right-of-way dedication on Nubbin Ridge Rd. from 30' to 25' from centerline.
2. Vertical curve variance on Road A at STA 0+45, from 100' to 60'.
3. Intersection spacing variance on Nubbin Ridge Rd. between old Nubbin Ridge Rd. and Road A from 300' to 56'.

STAFF RECOMMENDATION:

▶ **DENY Variance 1 (See comments)**
APPROVE variances 2 & 3 due to existing conditions and topography restricts compliance with Subdivision Regulations, and variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Revising the concept plan to incorporate street connections to the existing street stub-outs to this property from Queensbury Dr. to the east and Galewood Rd. to the west.
4. Revising the concept plan to include sidewalks on at least one side of Streets A, B and D and the street connections to Queensbury Dr. and Galewood Rd. Sidewalks shall be installed as part of the street installation and shall meet ADA requirements.
5. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that Lots 1 and 98 shall have access from the internal street system only.
8. 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.
9. 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.

► **APPROVE the development plan for up to 98 detached dwellings on individual lots subject to 2 conditions.**

1. Knox County Commission's approval of the rezoning to PR (Planned Residential) at a density allowing the proposed subdivision (5-A-11-RZ).
2. 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 26.67 acre tract into 98 detached residential lots at a density of 3.68 du/ac. The Planning Commission recommended approval of a rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on May 12, 2011. The Knox County Commission will consider the rezoning request on June 27, 2011.

Due to the number of proposed lots, a traffic impact study was prepared for the subdivision. The analysis was based on the single access to the subdivision from Nubbin Ridge Rd. The study concluded that the proposed access would have an acceptable level of service at the entrance for the projected traffic. It did identify that some vegetation removal and grading would be needed along Nubbin Ridge Rd. to establish adequate sight distance at the entrance. The study did not consider any connection to the two streets that stub-out to this property.

Staff has recommended a condition that the proposed streets within the subdivision connect to the existing street stub-outs to this property from Queensbury Dr. to the east and Galewood Rd. to the west. The platted subdivisions to the east and west were designed for a street connection to this property and not as cul-de-sac streets. The Minimum Subdivision Regulations encourage continuance of existing or dedicated streets in adjoining or nearby tracts. Providing these connections to other local streets would provide safer access for residents of the proposed subdivision to Rocky Hill Elementary School and Rocky Hill Ballfields to the east and Wallace Rd. to the west.

Staff has recommended a condition on the installation of traffic calming devices within the subdivision to help reduce speeds on the longer street sections. Traffic calming measures would also help reduce the impact of any potential cut-through traffic that may be generated by the connections to both Queensbury Dr. and Galewood Rd.

The applicant has requested a variance on the right-of-way dedication variance along Nubbin Ridge Rd. from 30' from centerline to 25'. It is staff's position that the applicant has not identified a hardship for meeting this requirement.

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. If a property is located within the

PRZ, a school bus will not stop to pick up children for school. It is the parents responsibility for getting the children to school. It has been staff's practice to recommend sidewalks for property within the PRZ. Staff is also recommending sidewalks within the subdivision in order to provide pedestrian access for residents to the proposed amenity area located at the southwest corner of the subdivision at the end of Road D and for the connections to the adjoining streets which allows for a safer connection to Rocky Hill Elementary School and Rocky Hill Ballfields.

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 all utilities are available to serve this site.
2. The recommended conditions for street connections and sidewalks will help provide safer access for residents of the subdivision to the local school and park areas.
3. The proposed detached single-family subdivision at a density of 3.68 du/ac, is consistent in use and density (up to 5 du/ac) with the recommended zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.
4. Any school age children living in this development are presently zoned to attend Rocky Hill Elementary and Bearden Middle School and West High School.

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 a 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. The use will not draw additional nonresidential traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for low density residential uses. The PR zoning for the site allows a density up to 5 du/ac. At a proposed density of 3.68 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 1018 (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: 40 (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 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.