



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

▶ **FILE #:** 12-SA-12-C

**AGENDA ITEM #:** 11

**AGENDA DATE:** 12/13/2012

▶ **SUBDIVISION:** WHISPERING WOODS

▶ **APPLICANT/DEVELOPER:** BRYAN TESTERMAN

**OWNER(S):** Bryan E. Testerman

**TAX IDENTIFICATION:** 133 F H 067

**JURISDICTION:** County Commission District 4

▶ **LOCATION:** West side of Woodland Rdige Ln., east end of Galewood Rd., south of Nubbin Ridge Rd.

**SECTOR PLAN:** West City

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

**WATERSHED:** Tennessee River

▶ **APPROXIMATE ACREAGE:** 1.05 acres

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

▶ **EXISTING LAND USE:** Detached Residential Subdivision under construction

▶ **PROPOSED USE:** Detached Residential Subdivision - Modification to sidewalk condition

**SURROUNDING LAND USE AND ZONING:**  
North: Approved subdivision / PR (Planned Residential)  
South: Approved subdivision / PR (Planned Residential)  
East: Approved subdivision / PR (Planned Residential)  
West: Residences / PR (Planned Residential)

The site is in an area that has developed as low density residential subdivisions under R-1, RA and PR zoning.

▶ **NUMBER OF LOTS:** 0

**SURVEYOR/ENGINEER:** Batson, Himes, Norvell & Poe

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

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request to revise the concept plan sidewalk condition for the Subdivision by eliminating the requirement for a sidewalk connection in the common area between Lots 61 & 62 connecting Woodland Ridge Ln. and Galewood Rd., subject to 1 condition.

1. Meeting all other conditions of the concept plan / use on review approval (6-SA-11-C / 6-B-11-UR) of June 9, 2011.

**COMMENTS:**

The applicant is requesting a revision to the concept plan sidewalk condition for Whispering Woods Subdivision which is located on the south side of Nubbin Ridge Rd., west of Morrell Rd. The sidewalk condition required connections between the sidewalks along the internal street system for the subdivision and

Queensbury Dr. and Galewood Rd., public streets that terminate on the east and west sides of the subdivision.

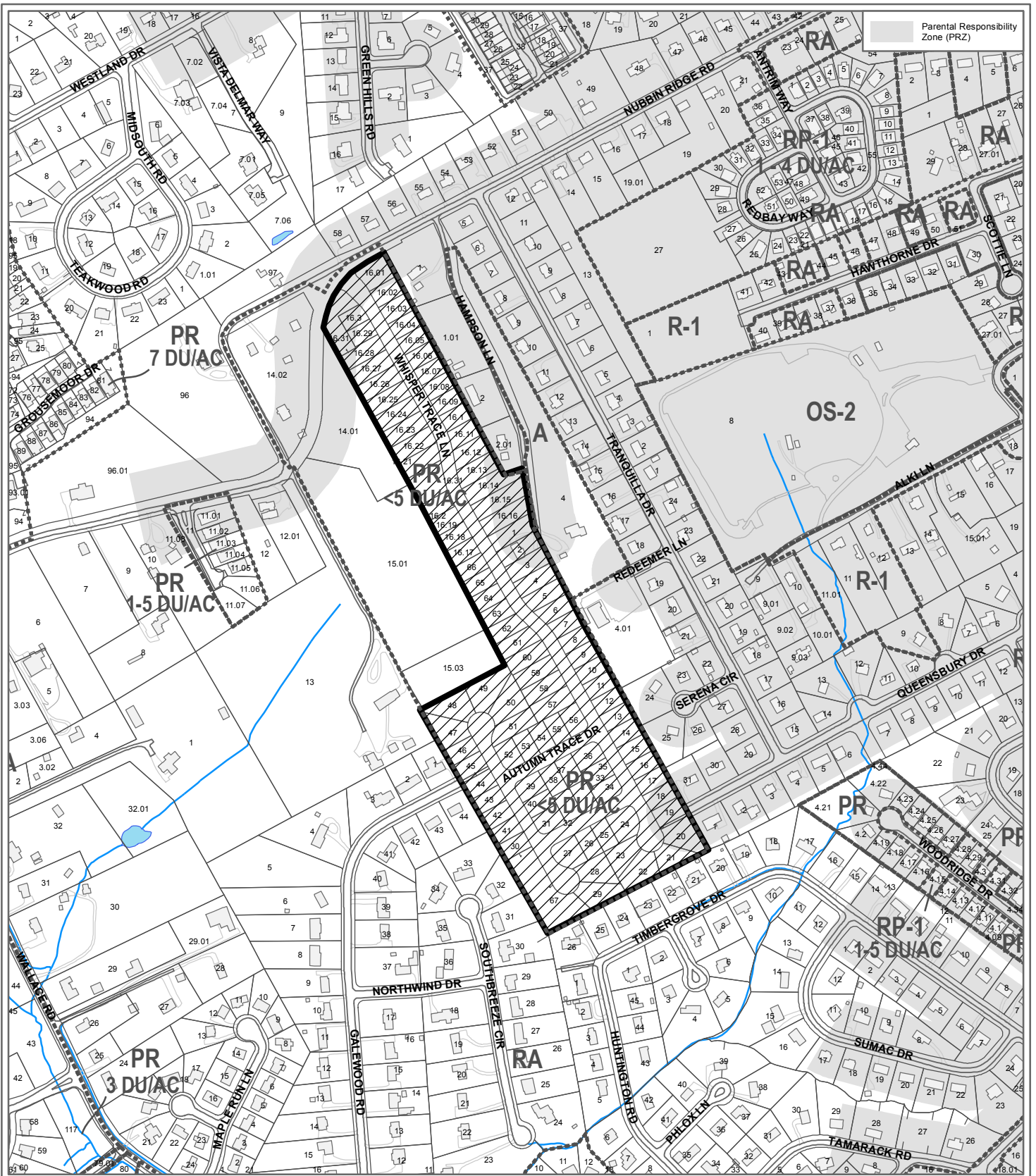
The applicant has recorded the subdivision plat with common area strips to allow for the sidewalks. The sidewalk has been installed between Whisper Trace Ln. and Queensbury Dr. to the east. This sidewalk allows a pedestrian connection from the subdivision to the local street system providing safer access to Rocky Hill Elementary and the Rocky Hill Ballfields. Due to the grade difference between Woodland Ridge Ln. and Galewood Rd. to the west, the applicant cannot install the sidewalk in the common area between Lots 61 and 62 in compliance with Americans with Disabilities Act (ADA) standards. If the street connection was made between the two subdivisions, a sidewalk along the street connection would comply with ADA grade standards.

Staff supports the request to revise the sidewalk condition for the subdivision to eliminate the sidewalk in the common area between Lots 61 & 62 that would provide the pedestrian connection between Woodland Ridge Ln. and Galewood Rd.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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-12-C  
CONCEPT PLAN**

Subdivision: Whispering Woods



Revision to a Concept Plan approval condition

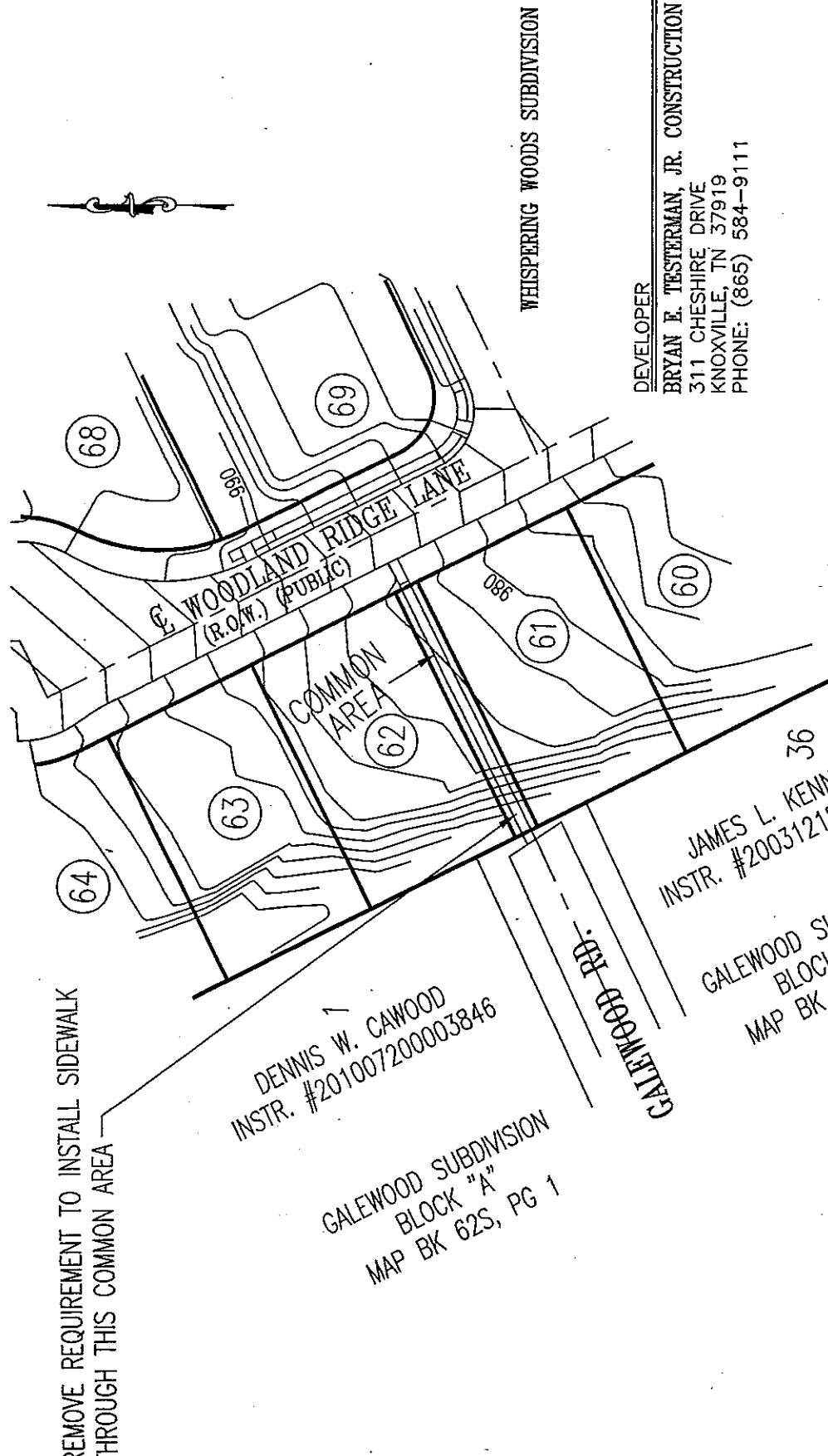
Map No: 133

Jurisdiction: County

Original Print Date: 11/20/2012      Revised: 11/29/2012  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



12-SA-12-C



REMOVE REQUIREMENT TO INSTALL SIDEWALK THROUGH THIS COMMON AREA

DENNIS W. CAWOOD  
INSTR. #201007200003846

GALEWOOD SUBDIVISION  
BLOCK "A"  
MAP BK 62S, PG 1

JAMES L. KENNEDY  
INSTR. #200312150061626

GALEWOOD SUBDIVISION  
BLOCK "B"  
MAP BK 62S, PG 1

WHISPERING WOODS SUBDIVISION

DEVELOPER  
BRYAN E. TESTERMAN, JR. CONSTRUCTION COMPANY  
311 CHESHIRE DRIVE  
KNOXVILLE, TN 37919  
PHONE: (865) 584-9111

