



**AGENDA ITEM #: 29**

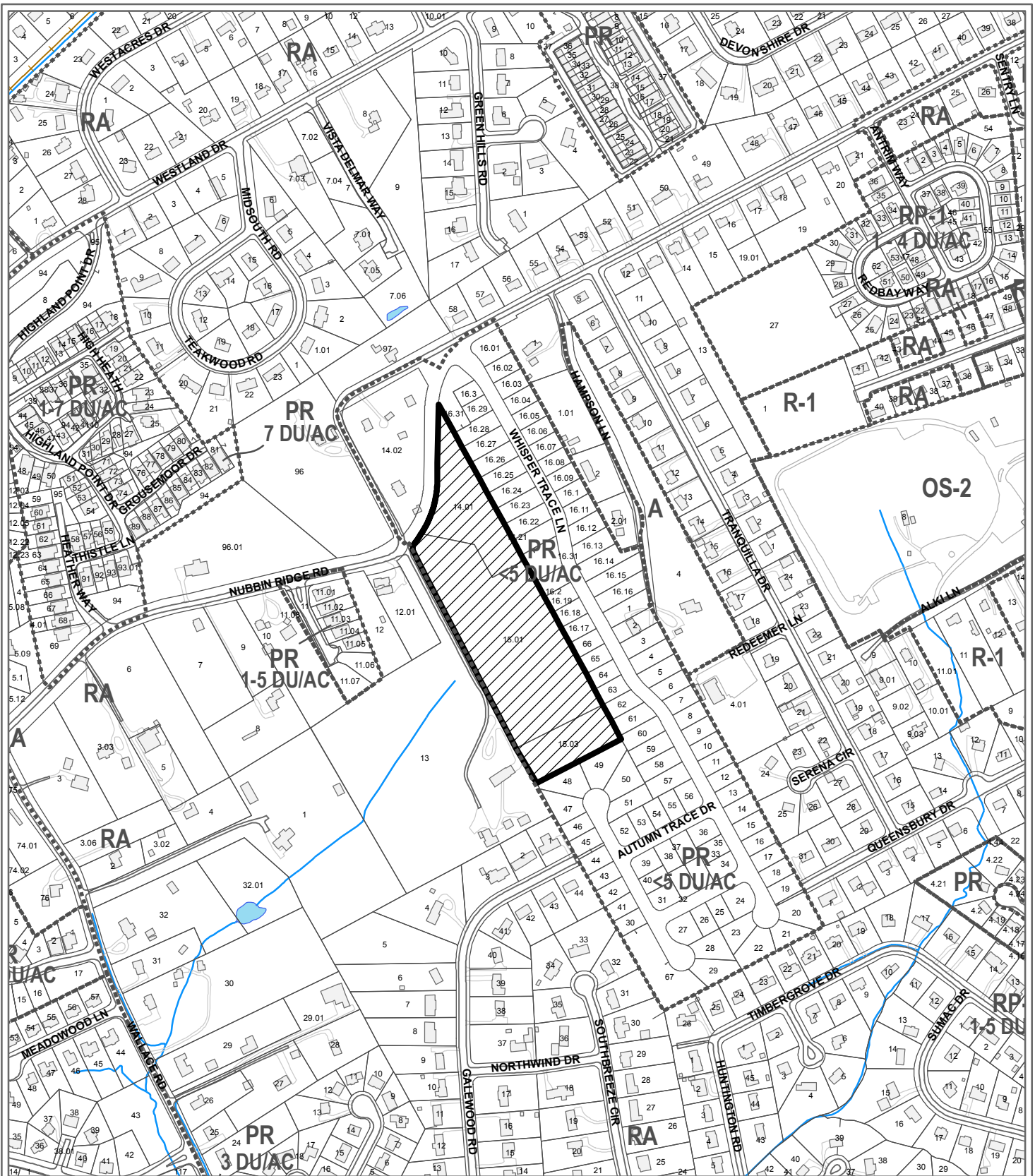
**MEMORANDUM**

**TO:** Metropolitan Planning Commission  
**FROM:** Dan Kelly, Development Services Manager  
**DATE:** Monday, February 04, 2013  
**SUBJECT:** Two-year extension of the concept plan for Hampson Court, Unit 2, on Nubbin Ridge Road until February 2015 - 1-SB-11-C  
2-A-13-OB

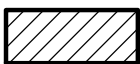
---

**STAFF RECOMMENDATION:**

Approve the two-year extension of the concept plan for Hampson Court, Unit 2, on Nubbin Ridge Road until February 2015.



**2-A-13-OB  
OTHER BUSINESS**



Purpose of Request: Two-year extension of the concept plan for Hampson Court, Unit 2, on Nubbin Ridge Road until February 2015 - 1-SB-11-C

Petitioner: Eagle Bend Realty, LLC

Map No: 999

Jurisdiction: Undefined



Original Print Date: 1/30/2013

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

2-A-13-0B



1/15/13

*Put on February Agenda*

To: MPC Staff

I wish to request that the concept plan for Hampson Court, Unit 2 on Nubbin Ridge Road be extended an additional two years from the expiration date. If any other information is needed for the extension of the concept plan, please contact me at the number listed. I would also appreciate if someone would contact me to confirm that this request has been received and is being processed.

Sincerely,

Brett Jackson  
Eagle Bend Realty, LLC  
(P) 256-4075  
(F) 693-7465

*Approved 2/10/11*

*1-SB-11-C  
Extend to 2/15*



**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