

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

▶ **FILE #:** 3-SB-14-C

**AGENDA ITEM #:** 17

**AGENDA DATE:** 3/13/2014

▶ **SUBDIVISION:** HAMPSON COURT, PHASE I

▶ **APPLICANT/DEVELOPER:** IDEAL ENGINEERING SOLUTIONS

OWNER(S): Thomas C. Beeler

TAX IDENTIFICATION: 133 F B 01402

JURISDICTION: County Commission District 4

STREET ADDRESS: 0 Nubbin Ridge Rd

▶ **LOCATION:** Northwest side of Nubbin Ridge Rd., west of Whisper Trace 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 and residences / PR (Planned Residential) & RA (Low Density Residential)

West: Residence and vacant land / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 13

SURVEYOR/ENGINEER: David Campbell

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:** 1. Reduction of the required right-of-way along the new and old sections of Nubbin Ridge Rd. from 30' to 25' from the centerline of the roadway.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the Concept Plan for up to 13 detached residential lots, and a reduction of the peripheral setback along the new and old sections of Nubbin Ridge Rd. from 35 feet to 20 feet, 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 name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Obtaining an approved subdivision name pursuant to the requirements of Section 44-101 of the Minimum Subdivision Regulations prior to final plat approval.
4. Prior to the final plat going before the Planning Commission, providing documentation on the closure of portions of the old Nubbin Ridge Rd. right-of-way and verifying that there is still adequate right-of-way for that

portion of the street that provides access to this subdivision. This information shall be clearly documented on the final plat.

5. Prior to the final plat going before the Planning Commission, providing documentation that the surveyed boundary for the subdivision provides adequate land area to allow the number of proposed lots under the PR zoning maximum density limitation of 5 du/ac.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that all lots will have access from the internal street system only.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance
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.

#### **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. 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. A revised concept plan that was approved by the Planning Commission on December 9, 2010, proposed access from the old portion of Nubbin Ridge Rd. that is now a dead end street. That concept plan has expired. The applicant is requesting a new approval of that revised concept plan.

The subdivision will be served by a Joint Permanent Easement (JPE) that meets public street standards. The applicant has requested a reduction of the peripheral setback along the new and old sections Nubbin Ridge Rd. to 20 feet. 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)

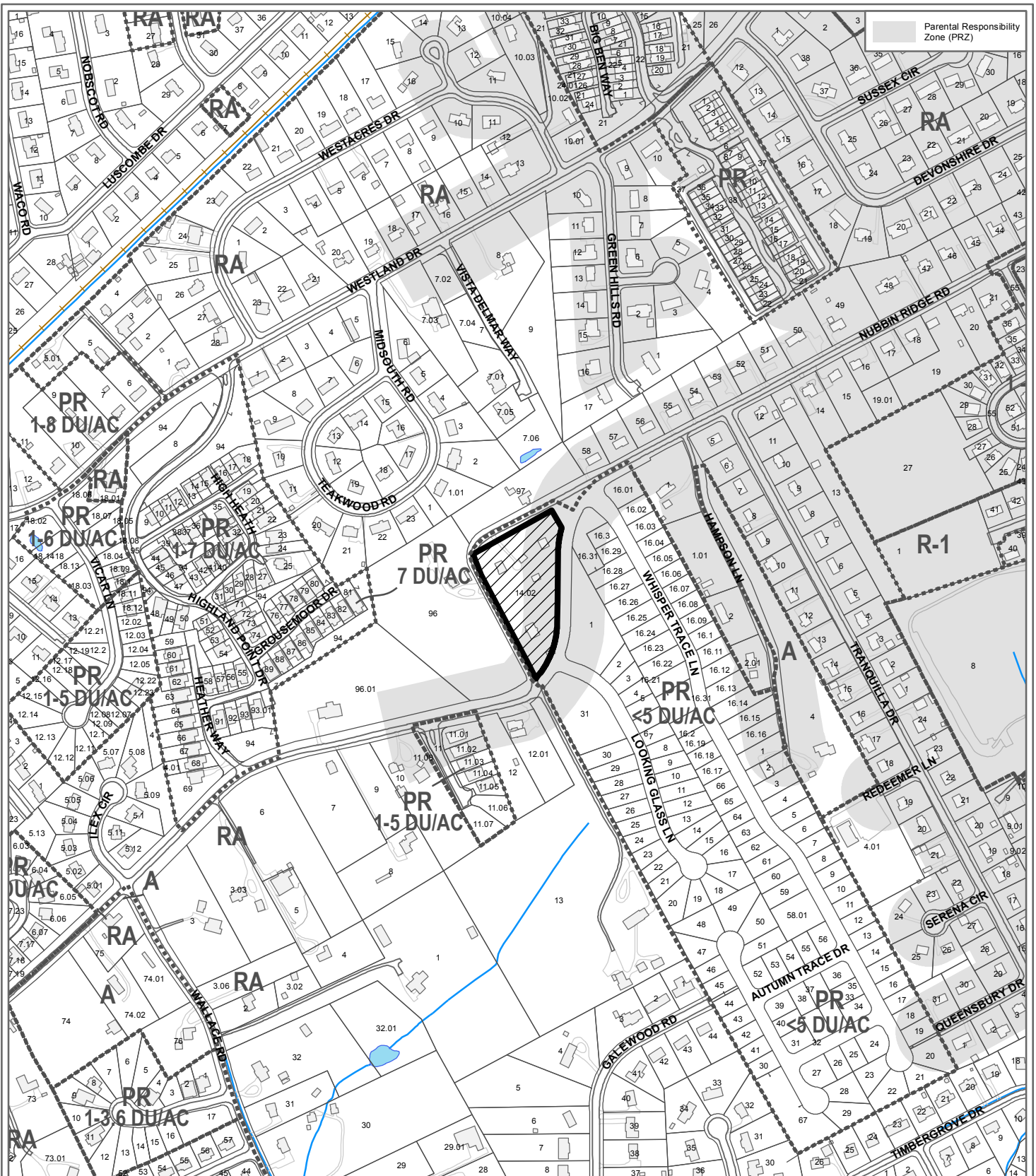
Schools affected by this proposal: Rocky Hill Elementary, Bearden Middle, and West High.

- 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.

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**3-SB-14-C  
CONCEPT PLAN**

Subdivision: Hampson Court, Phase I



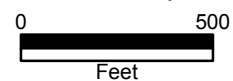
Approval of Concept Plan

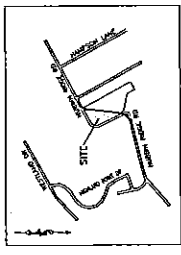
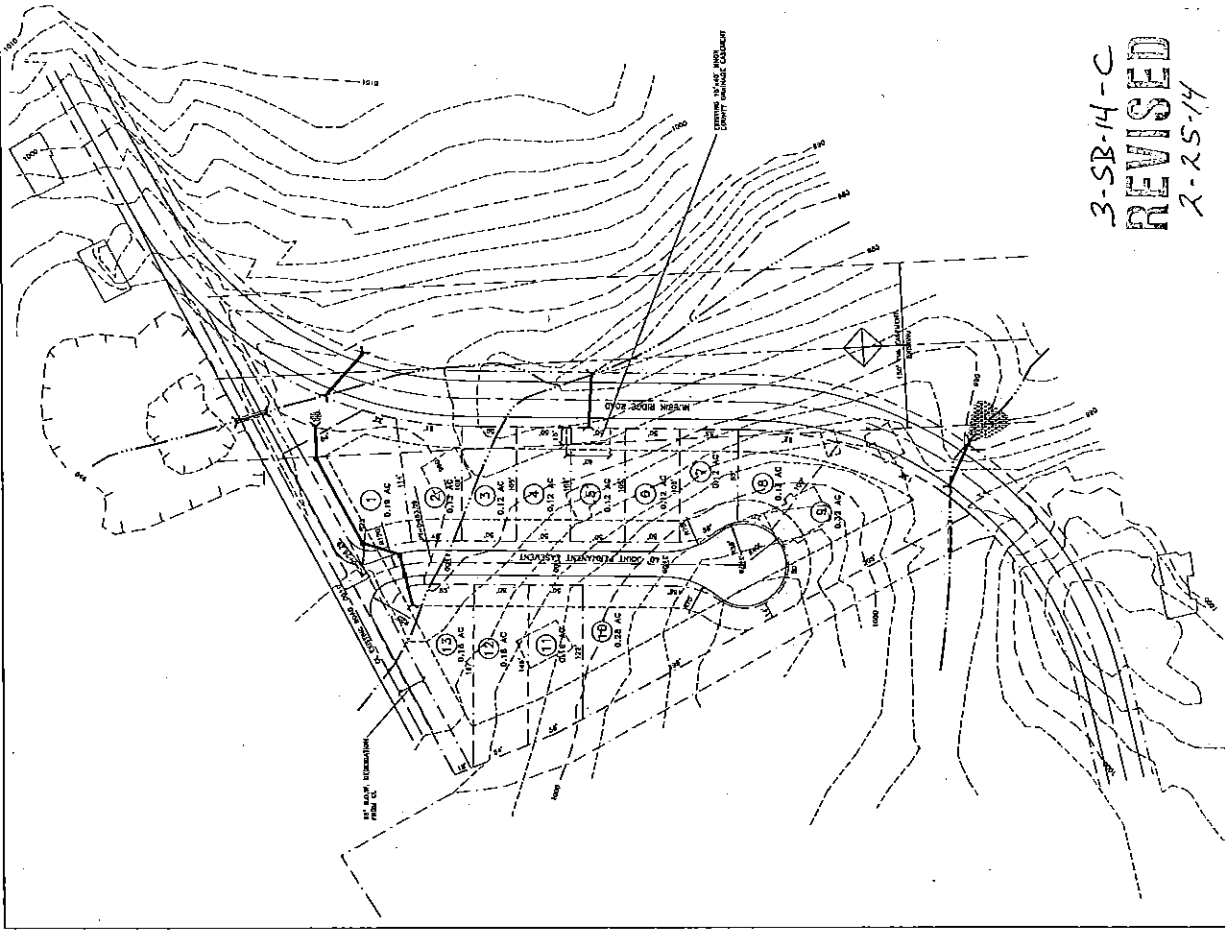
Original Print Date: 2/24/2014  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Map No: 133

Jurisdiction: County

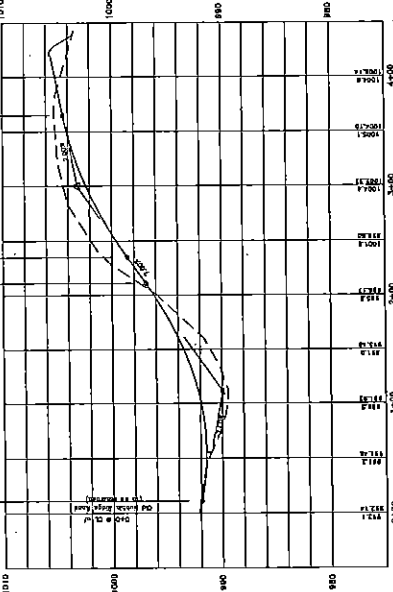
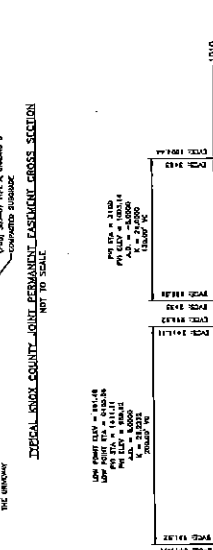




**VICINITY MAP**  
NOT TO SCALE

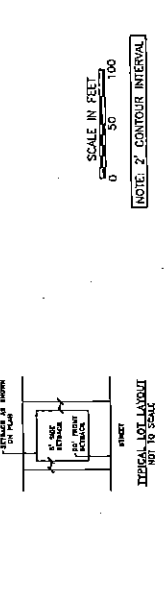
**GENERAL NOTES**

1. THIS CONCEPT PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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**ROAD PROFILE**  
NOT TO SCALE

VERTICAL CURVE DATA:  
 PVI STA = 2+00.00  
 PVI ELEV = 980.00  
 GRADE IN = 1.00%  
 GRADE OUT = -1.00%



**CERTIFICATION OF CONCEPT PLAN**

I, **IDEAL ENGINEERING SOLUTIONS INC.**, a corporation organized under the laws of the State of Tennessee, do hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Tennessee.

**IDEAL ENGINEERING SOLUTIONS INC.**  
 325 WOODS LANE  
 KNOXVILLE, TENNESSEE 37922  
 (865) 986-9650

**3-SB-14-C**  
**REVISED**  
 2-25-14

**CONCEPT PLAN**

**HAMPSON COURT**  
 KNOX COUNTY, TENNESSEE

Prepared For:  
 Champion Construction, LLC  
 P.O. Box 23313  
 Knoxville, Tennessee 37933  
 (865) 986-9650

Planning Agency:  
 Knoxville-Knox County MPC  
 400 Main Street, Suite 403  
 Knoxville, Tennessee 37902  
 (865) 215-2500

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