



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

▶ **FILE #:** 10-SB-14-C

**AGENDA ITEM #:** 8

**AGENDA DATE:** 10/9/2014

▶ **SUBDIVISION:** NUBBIN WOODS

▶ **APPLICANT/DEVELOPER:** IDEAL ENGINEERING SOLUTIONS, INC.

OWNER(S): Michael C. Rhodes

TAX IDENTIFICATION: 145 001

JURISDICTION: County Commission District 5

STREET ADDRESS:

▶ **LOCATION:** Northwest side of Nubbin Ridge Rd., north of Dunnaire Dr.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 9.7 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: Development to the north and west of this site consists of subdivision development in an area that is zoned PR (Planned Residential). To the east and south of this site are a horse farm and a few dwellings that have been developed on lots that are over 1 acre in size in the A (Agricultural) zone.

▶ **NUMBER OF LOTS:** 31

SURVEYOR/ENGINEER: David Campbell

ACCESSIBILITY: Access is via Nubbin Ridge Rd., a collector street with a pavement width of 18' within a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variances from K=25 to K=16 on Road A and Road B at sta 0+64

**STAFF RECOMMENDATION:**

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

**APPROVE the concept plan subject to 13 conditions.**

1. Place a note on the final plat that the portion of the site located on the east side of Nubbin Ridge Road is unbuildable unless combined with other property.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Raise the proposed grade at the intersection of Road A with Nubbin Ridge Rd. to a negative 1%.
5. Submit a stream determination study to the Knox County Dept. of Engineering and Public Works as part of

the Design Plan review process.

6. Identify the detention area as a drainage easement and provide access from the proposed public road to the detention basin.
7. Construct Road C to the standard for a local public street as required by the Subdivision Regulations.
8. Meet all applicable requirements of the Knox County Department of Engineering and Public Works.
- 9.. Meet all applicable requirements and obtain all required permits from the Tennessee Department of Environment and Conservation.
10. Partially construct the entrance to the development on order to certify that there is 300 feet of sight distance in both directions at the intersection of Road A with Nubbin Ridge Rd. as required by the Knox County Dept. of Engineering and Public Works.
11. Prior to final plat approval, record a line of sight easement across Lots 1, 26, 27, and 28 in order to provide and maintain the required sight distance.
12. Place a note on the final plat that all lots will have access only to the internal street system.
- 13.. Prior to certification of the final plat for the subdivision, establish a property owners association that will be responsible for maintenance of any common area and storm drainage system.
14. 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.

#### **COMMENTS:**

The applicant is proposing to develop this 9.72 acre site with 31 detached dwellings on individual lots. The site was recently rezoned to PR (Planned Residential) at 3.8 du/ac. A previous concept plan with a different road layout and with 37 lots was approved for this site this past June (6-SF-14-C)

The applicant has had a surveyor perform the necessary work to establish what is believed to be the minimum required sight distance of 300' in each direction at the subdivision entrance. However, staff is still concerned about the proposed entrance to this development. Due to the excessive travel speeds and the curvature of Nubbin Ridge Rd., staff will require the applicant to partially construct the entrance and recheck the sight distance prior to issuing a grading permit for the entire site. Additionally, staff will require the applicant to improve the grade of Road A at the proposed entrance and maintain a line of sight easement across the frontage lots, and will not permit any additional access from this project to Nubbin Ridge Rd. Staff concerns regarding the access to this site could have been eased to some degree if a connection to Dalemere Dr. was a possibility. At the time Dalemere Dr. was constructed it was stubbed up to this property with the intention that it would be extended onto this site when it developed. Staff was going to recommend that connection until the Knox County Commission approved the recent rezoning of this site with a condition that Dalemere Dr. not be extended into this project

The KGIS maps indicate that a stream crosses the site. As part of the design plan process the applicant will be required to have a stream determination study prepared to ascertain the classification of this water conveyance. If it is actually determined to be a stream, buffers and non disturbance areas will come into play that may impact the current subdivision design.

#### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impacts on local services since all utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the existing zoning designation.
3. Any school age children living in this development are presently zoned to attend Bluegrass Elementary, West Valley Middle & Bearden High Schools.
4. Access to this project will be limited to Nubbin Ridge Rd., a collector street.

#### **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 traffic through residential areas.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest Sector Plan designates this property for low density residential use. The PR zoning approved for the site allows a density up to 3.8 du/ac. At a proposed overall density of 3.2 du/ac, the proposed subdivision is consistent with the Sector and the zoning designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 353 (average daily vehicle trips)

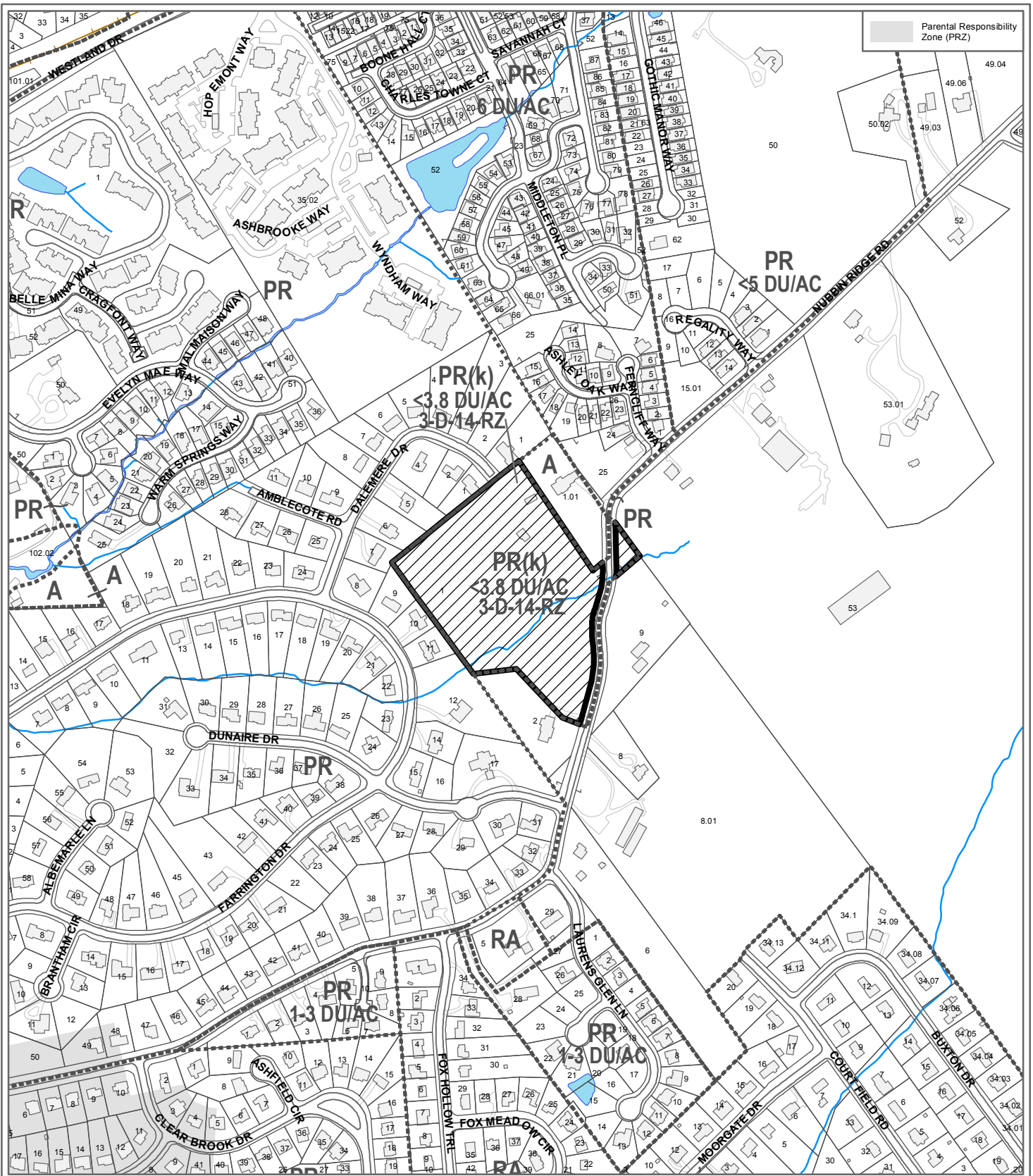
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 19 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden 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.



**10-SB-14-C  
CONCEPT PLAN**

Subdivision: Nubbin Woods



Approval of Concept Plan

Original Print Date: 9/22/2014  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Map No: 145  
 Jurisdiction: County

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Feet



