

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 10-SB-04-C **Related File Number:** 10-G-04-UR
Application Filed: 9/13/2004 **Date of Revision:**
Applicant: JAMES R. WHITE
Owner: JAMES R. WHITE

PROPERTY INFORMATION

General Location: South side of Snyder Rd., west of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 117 105 OTHER: 118 35,36 36.01 **Jurisdiction:** County
Size of Tract: 29.01 acres
Accessibility: Access is via Snyder Rd. a collector street with a pavement width of 19' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling and vacant land
Surrounding Land Use: Property in the area is zoned A agricultural, RA residential and T transition. Development in the area consists of detached single family dwellings in the A and RA zoned areas. A mobile home park is located in the area zoned T.
Proposed Use: Detached single family subdivision **Density:** 2.55 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Hunter Estates
Surveyor: LeMay & Associates
No. of Lots Proposed: 74 **No. of Lots Approved:** 0
Variations Requested:
1. Vertical curve variance from 248.75' to 80' at sta. 0+40 of Road A.
2. Vertical curve variance from 371' to 250' at sta. 4+90 of Road C.
3. Horizontal curve variance from 250' to 150' at sta.1+93 of Road E.
4. Horizontal curve variance from 250' to 100' at sta 9+78 of Road E.
5. Cul de sac transition radius variance from 75' to 50' on Road D.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE variances 1-5 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
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Dedication of 30' of right-of-way from the centerline of Snyder Rd.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)
5. Meeting all applicable requirements of the previously approved concept plan and Use-on-Review development plan (2-SB-04-C & 2-G-04-UR).
6. Meeting all requirements of the current Use-on-Review development plan (10-G-04-UR).
7. 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.
8. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Snyder Rd.

Comments: The applicant is seeking approval of a detached single family subdivision that will contain up to 74 lots. This is the second time this development has been before MPC for consideration. In February, 2004 this plan was approved with 72 lots. Since that time the applicant has purchased some additional property and is proposing to relocate the entrance to the development and add two lots to the project. The point at where the new entrance will intersect Snyder Road will provide greater sight distance than the previously approved location. The site was rezoned to 1-3 du/ac earlier this year.

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 in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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.

3. The recommended density of this site is 1- 3 dwellings per acre. The proposed 2.58 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3 du/ac, which is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved **MPC Meeting Date:** 10/14/2004

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 2.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Dedication of 30' of right-of-way from the centerline of Snyder Rd.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)
5. Meeting all applicable requirements of the previously approved concept plan and Use-on-Review development plan (2-SB-04-C & 2-G-04-UR).
6. Meeting all requirements of the current Use-on-Review development plan (10-G-04-UR).
7. 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.
8. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Snyder Rd.

Summary of MPC action: APPROVE variances 1-5 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

Date of MPC Approval: 10/14/2004 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: