

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SG-04-C **Related File Number:** 11-I-04-UR
Application Filed: 10/11/2004 **Date of Revision:**
Applicant: FRED LONG CONSTRUCTION CONCEPTS
Owner: M. A. SCHUBERT

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
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PROPERTY INFORMATION

General Location: North side of Snyder Rd., west of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 118 034 **Jurisdiction:** County
Size of Tract: 23.87 acres
Accessibility: Access is via Snyder Rd., a minor collector street with an 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use: North: Residence and vacant land / A (Agricultural)
South: Residences / PR (Planned Residential) & A (Agricultural)
East: Vacant land / A (Agricultural)
West: Vacant land and residences / PR (Planned Residential)
Proposed Use: Detached single-family subdivision **Density:** 1.97 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) pending
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: Robins Glen

Surveyor: LeMay & Associates

No. of Lots Proposed: 47 No. of Lots Approved: 47

- Variances Requested:
1. Road grade variance on Road A between station 2+00 and 7+00, from 12% to 15%.
 2. Vertical curve variance Road A at station 0+40, from 225' to 80'.
 3. Vertical curve variance Road A at station 12+43, from 300 to 200'.
 4. Vertical curve variance Road A at station 16+47.77, from 125' to 80'.
 5. Vertical curve variance Road B at station 0+40, from 105' to 80'.
 6. Vertical curve variance Road B at station 1+65, from 167.5' to 120'.
 7. Vertical curve variance Road B at station 5+39, from 288.25' to 200'.
 8. Horizontal curve variance on Road A at station 0+57.36, from 250' to 150'.
 9. Horizontal curve variance on Road A at station 2+29.2, from 250' to 200'.
 10. Horizontal curve variance on Road A at station 5+80.66, from 250' to 150'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-10 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 7 conditions

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
 2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions on Snyder Rd. from the proposed entrance road.
 5. Including the sight distance easement across lot 31 on the final plat.
 6. Meeting all requirements of the approved use on review development plan.
 7. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The applicant is proposing to subdivide this 23.87 acre site into 47 detached single-family lots at a density of 1.97 du/ac. A request (10-L-04-RZ) to rezone the property to PR (Planned Residential) at 1-3 dwellings per acre was recommended for approval by the Planning Commission on October 14, 2004. The rezoning request will be heard by the Knox County Commission on November 15, 2004.

The applicant's surveyor will have to certify that 300' of sight distance is available in each direction along Snyder Rd. prior to approval of the final plat.

MPC Action: Approved

MPC Meeting Date: 11/10/2004

- Details of MPC action:
1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
 2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions on Snyder Rd. from the proposed entrance road.
 5. Including the sight distance easement across lot 31 on the final plat.
 6. Meeting all requirements of the approved use on review development plan.
 7. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Summary of MPC action: APPROVE variances 1-10 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 7 conditions

Date of MPC Approval: 11/10/2004

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: