

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

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File Number: 12-L-06-UR **Related File Number:**
Application Filed: 11/13/2006 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Snyder Rd., Northeast side of Snyder Ridge Ln.
Other Parcel Info.:
Tax ID Number: 117 M C 027 **Jurisdiction:** County
Size of Tract: 19902 square feet
Accessibility: Access is via Snyder Ridge Ln., a local street with a pavement width of 26' within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant residential lot
Surrounding Land Use:
Proposed Use: Detached residential development **Density:** 2.44 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) & SLPA (Slope Prot
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property in the area is zoned PR and RA residential and A agricultural. Recent development in the area consists of detached residential subdivisions.

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

Street: 11021 Snyder Rd
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: The subdivision and development plan were approved in August, 2004

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

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 the request to permit a detached dwelling on the new lot that is being created by the resubdivision lot 27 as shown on the development plan subject to 4 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Connection to sanitary sewer and meeting all other relevant requirements of the Knox county Health Dept.
4. Subject to meeting all requirements of the previously approved use on review (8-I-04-UR) and being subject to all restrictive covenants of the Snyder Ridge Subdivision

Comments: The applicant is requesting approval of a development plan that will permit the construction of a detached dwelling on a lot that will be created by the resubdivision of lot 27 in Snyder Ridge Subdivision. The proposed dwelling will be required to meet the setback and building standards of the previously approved development plan and the restrictive covenants of the development.

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

- 1. The proposed residential development will have minimal impact on local services since all utilities are available to serve this site.
- 2. The proposed residential development at a density of 2.44 du/ac, is consistent in use and density with the approved rezoning of the property.

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

- 1. The proposed residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
- 2. The proposed development 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to collector and arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved by the Knox County Commission will allow a density up to 3 du/ac. The proposed residential development at a density of 2.44 du/ac is consistent with the Sector Plan and zoning designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 12/14/2006

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Connection to sanitary sewer and meeting all other relevant requirements of the Knox county Health Dept.
4. Subject to meeting all requirements of the previously approved use on review (8-I-04-UR) and being subject to all restrictive covenants of the Snyder Ridge Subdivision

Summary of MPC action: APPROVE the request to permit a detached dwelling on the new lot that is being created by the resubdivision lot 27 as shown on the development plan subject to 4 conditions

Date of MPC Approval: 12/14/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville Board of Zoning Appeals

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: