

**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

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Knoxville, Tennessee 37902  
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**File Number:** 2-SJ-03-C **Related File Number:** 2-R-03-UR  
**Application Filed:** 1/13/2003 **Date of Revision:**  
**Applicant:** JIM SULLIVAN  
**Owner:** S & E PROPERTIES ERIC MOSELEY

**PROPERTY INFORMATION**

**General Location:** North side of Snyder Rd., north of Breckfield Acres Way  
**Other Parcel Info.:**  
**Tax ID Number:** 117 106 & 107 **Jurisdiction:** County  
**Size of Tract:** 11.5 acres  
**Accessibility:** Access is via Snyder Rd., a collector street with a pavement width of 19' within a 40' right-of-way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** 2 single family dwellings & vacant land  
**Surrounding Land Use:** The site is within an area of rural residential and low density residential development that has occurred under the A agricultural, RA and PR residential zones.  
**Proposed Use:** Detached single family subdivision **Density:** 2.7 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: Snyder Ridge  
Surveyor: Sullivan  
No. of Lots Proposed: 31      No. of Lots Approved: 0  
Variances Requested: 1. Horizontal curve radius from 250' to 100' at sta. 3+25 of Road A.  
2. Horizontal curve radius from 250' to 175' at sta. 8+00 of Road A.  
3. Grade at intersection from 1% to 3% at sta. 0+45 of Road A.  
4. Grade at intersection from 1% to 3% at sta. 0+45 of Road B.  
5. Road grade from 12% to 13% from sta. 0+90 to 5+0 of Road A.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Dan Kelly  
Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant.  
Staff Recomm. (Full):  
Comments: The design of the road into the development as proposed would require a number of variances. Staff has requested the applicant to examine other alternative designs. Additionally, the staff has requested that a grading plan be prepared for this site. We have concerns regarding the steep grades and the narrowness of the proposed lots.  
MPC Action: Denied (Withdrawn)      MPC Meeting Date: 6/12/2003  
Details of MPC action:  
Summary of MPC action:  
Date of MPC Approval:      Date of Denial:      Postponements: 2/13/2003-3/13/2003  
Date of Withdrawal: 6/12/2003      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: