CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 3-SG-06-C Related File Number: 3-H-06-UR

Application Filed: 2/6/2006 Date of Revision:

Applicant: FRED LONG CONSTRUCTION CONCEPTS

Owner: M. A. SCHUBERT



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side of Snyder Rd. at the north end of Clover Fields Ln.

Other Parcel Info.:

Tax ID Number: 118 34 Jurisdiction: County

Size of Tract: 24.44 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: Vacant land

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: 2.45 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:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Robbins Ridge

Surveyor: LeMay & Associates

No. of Lots Proposed: No. of Lots Approved: 60

Variances Requested: 1. Horizontal curve variance on Robbins Ridge Road at STA 0+66 from 250' to 100'.

- 2. Horizontal curve variance on Robbins Ridge Road at STA 4+29 from 250' to 200'. 3. Horizontal curve variance on Robbins Ridge Road at STA 8+10 from 250' to 150'.
- 4. Horizontal curve variance on Robbins Ridge Road at STA 10+17 from 250' to 150'.
- 5. Broken back curve tangent variance on Robbins Ridge Road between STA 9+58 and 8+69 from 150'

6. Maximum street grade variance on Robbins Ridge Road between STA 3+00 and 10+70 from 12% to

13.17%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Tom Brechko Planner In Charge:

APPROVE variances 1-6 because the site's topography restricts compliance with the Subdivision Staff Recomm. (Abbr.):

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 all other applicable requirements of the Knox County

Health Department.

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. At the design plan stage of the subdivision, providing a detailed grading plan for the building sites on each lot on the hill up to Station 12+00 including identification and design details of any retaining walls.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. 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.

6. Including the sight distance easement across Lot 56 on the final plat.

7. Meeting all requirements of the approved use on review development plan.

8. 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 24.44 acre site into 60 detached single-family lots at a

density of 2.45 du/ac. A request (2-M-06-RZ) to increase the maximum density under the PR (Planned Residential) zoning from 2 du/ac to 2.5 du/ac was recommended for approval by the Planning

Commission on February 9, 2006. The rezoning request will be heard by the Knox County Commission

on March 27, 2006.

A concept plan had previously been approved by the Planning Commission on November 10, 2004 for 47 detached single-family lots. The applicant has requested the revised concept plan to address

changes in the access location, street layout and design of the type of residential units.

Approved MPC Meeting Date: 3/9/2006

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.

> 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. At the design plan stage of the subdivision, providing a detailed grading plan for the building sites on each lot on the hill up to Station 12+00 including identification and design details of any retaining walls.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public

5. 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.

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MPC Action:

Details of MPC action:

Works.

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6. Including the sight distance easement across Lot 56 on the final plat.

7. Meeting all requirements of the approved use on review development plan.

8. 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 1-6 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: 3/9/2006 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:

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