



## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Snyder Road Condominiums  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 2                      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Property line radius from 25' to 15' at the entrance road  
2. Hammerhead type turn-arounds in lieu of cul de sac on the end of Roads B and C  
**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 and 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

**Staff Recomm. (Full):** APPROVE the concept plan subject to 6 conditions

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County, Ord. 91-1-102
3. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Snyder Rd.
4. Place a note on the final that all access from this development will be via the internal road system only
5. Prior to design plan approval, obtain an off-site drainage easement as required by the Knox County Dept. of Engineering and Public Works
6. 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 has submitted plan that proposes 64 attached residential condominiums that will be served by public streets. Due to the topography of the site and grading required to get the streets in, the applicant has requested that a hammer-head type turn around be permitted in lieu of a cul de sac in two locations. Staff will recommend approval of that variance request because it will reduce the total amount of land that will be disturbed and reduce the amount of impervious surface in the project.

Hayes Ln. which adjoins the site along its southern boundary will be a part of planned extension of Outlet Park Dr. to Snyder Rd., and eventually to Campbell Station Rd. The applicant will dedicate 25' of right-of-way from the existing center of Hayes Ln.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the development plan / concept plan. At this level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision / development plan review process if these plans are approved.

**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 water and sewer will be provided to this site.
2. The proposed attached residential subdivision at a density of 4.50 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate, Middle and High Schools

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

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

2. The proposed residential development is consistent with the general standards for uses permitted on review:

A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for medium density residential use with a maximum density of 6.5 dwellings per acre. The overall development density of the proposed development is 4.5 dwellings per acre.

B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) zone.

C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.

D. The use will not significantly injure the value of adjacent property.

E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for medium density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for medium density residential use. The PR zoning approved for the property allows consideration of up to 6.5 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 4.5 du/ac is consistent with the Sector Plan and the proposed zoning designation.

2. The site is located within the Urban Growth Area for the Town of Farragut on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:** Approved

**MPC Meeting Date:** 4/12/2007

**Details of MPC action:**

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**Summary of MPC action:** APPROVE variances 1 and 2 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 6 conditions

**Date of MPC Approval:** 4/12/2007

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

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

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Chancery Court

**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:**