

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 7-SE-05-C **Related File Number:** 7-L-05-UR
Application Filed: 6/13/2005 **Date of Revision:**
Applicant: JAMES R. WHITE
Owner: JAMES R. WHITE

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
400 Main Street
Knoxville, Tennessee 37902
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F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest side of Snyder School Rd., southeast side of Black Rd., and west side of Snyder Rd.
Other Parcel Info.:
Tax ID Number: 130 135 & 137 **Jurisdiction:** County
Size of Tract: 11.98 acres
Accessibility: Access is via Snyder Rd., a minor collector street with an 21' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residences / A (Agricultural)
East: Residences / RA (Low Density Residential)
West: Residences / A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 2.50 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural 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: Kenwood
Surveyor: LeMay & Associates
No. of Lots Proposed: 30 **No. of Lots Approved:** 30
Variances Requested: 1. Vertical curve variance on Road B at station 5+87.9, from 200' to 120'.
2. Intersection spacing variance between the proposed entrance road and Snyder School Rd., from 300' to 221'.
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 & 2 because the site's topography and site location restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions
Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of street names which are 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. Place a note on the final plat that all lots will have access only to the internal street system.
5. Include a line of sight easement on the final plat across Lot 17 in order to provide the needed sight distance for the curve in Road B.
6. Meeting all requirements of the approved use on review development plan.
7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
Comments: The applicant is proposing to subdivide this 11.98 acre tract into 30 detached single-family lots at a density of 2.50 du/ac. The Planning Commission recommended approval of the rezoning request for this property to PR (Planned Residential) at a density of 1 - 3 du/ac on June 9, 2005. The request will be considered by Knox County Commission on July 25, 2005. While the property has frontage on three minor collector streets, access will be only from Snyder Rd.
MPC Action: Approved **MPC Meeting Date:** 7/14/2005
Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of street names which are 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. Place a note on the final plat that all lots will have access only to the internal street system.
5. Include a line of sight easement on the final plat across Lot 17 in order to provide the needed sight distance for the curve in Road B.
6. Meeting all requirements of the approved use on review development plan.
7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
Summary of MPC action: APPROVE variances 1 & 2 because the site's topography and site location restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
APPROVE the Concept Plan subject to 7 conditions
Date of MPC Approval: 7/14/2005 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: