

# 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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File Number: 8-SD-14-C

Related File Number: 8-K-14-UR

Application Filed: 6/30/2014

Date of Revision:

Applicant: ERIC MOSELEY

### PROPERTY INFORMATION

General Location: Southeast side of Snyder Rd., northeast of Hunters Green Rd.

Other Parcel Info.:

Tax ID Number: 118 038 & 04001

Jurisdiction: County

Size of Tract: 6.74 acres

Accessibility: Access is via Snyder Dr., a collector street with a pavement width of 18'-19' within a 50' wide right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: 3 detached dwellings and vacant land

Surrounding Land Use: Property in the area is zoned A Agricultural and PR Planned Residential. Development consists of detached dwellings on larger tracts in the area zoned Agricultural. Houses have been development in subdivisions in the area zoned Planned Residential

Proposed Use: Detached Residential Subdivision

Density: 3.56 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: 10922 Snyder Rd

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: Letsinger Ridge

No. of Lots Proposed: 24                      No. of Lots Approved: 0

Variances Requested: 1. Cul-de-sac bulb radius from 50' to 40'  
2. Reverse curve tangent and broken back curve variance on Road A between sta 3+00 and sta 5+00

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 & 2 because the existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 9 conditions

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works  
3. Dedicate 30' from the center line of Snyder Rd. for right-of-way as required by the Major Route Plan  
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept., of Environment and Conservation  
5. Constructing a temporary turn around at the terminus of Road A as directed by the Knox County Dept. of Engineering and Public Works  
5. Prior to certification of the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the storm drainage facilities, joint permanent easement and any other commonly held assets.  
6. Place a note on the final plat that all access is to provided from the internal road system only  
7. Prior to final plat approval obtain an off-site drainage easement if required by the Knox County Dept. of Engineering and Public Work  
8. Approval of the rezoning of this site to PR (Planned Residential) by the Knox County Commission at a density of 3.56 du/ac or greater  
9. 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 a 24 lot subdivision which is proposed to be developed under the PR (Planned Residential) zoning regulations. The Knox County Commission will consider the rezoning of the site with a maximum permitted density of 4.0 du/ac at the August 25, 2014 meeting. The applicant will stub the main road in this development to an adjoining piece of property to provide future connectivity. The applicant requested a reduction in the peripheral boundary setback from 35' to 25'. Since the properties surrounding this site are zoned for residential use, MPC has the authority to reduce that required setback.

**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. West Knox Utility District can provide water and sewer, electrical service will be provided by Lenoir City Utilities Board and natural gas will be provided by KUB.
2. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle School and Hardin Valley Academy
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached dwellings.

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

1. With the recommended conditions, the proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.

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 low density residential use with a maximum density of 5 dwellings per acre. The overall density of the proposed development is 3.56 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) District.
  - 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. The dwellings proposed in this development will be of similar value to a number of the houses in this area.
  - 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 low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments. Snyder Dr. is classified as a collector street. With that classification, it is expected to collect traffic from this and the surrounding residential areas and provide a route to other major streets in the area.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed PR zoning recommended for this site would allow a density up to 4.0 du/ac. which is consistent with the Sector Plan. The proposed development density of 3.56 dwellings per acre is within the development density permitted by the Sector Plan and the proposed zoning of the site.

**Action:** Approved **Meeting Date:** 8/14/2014

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
  3. Dedicate 30' from the center line of Snyder Rd. for right-of-way as required by the Major Route Plan
  4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept., of Environment and Conservation
  5. Constructing a temporary turn around at the terminus of Road A as directed by the Knox County Dept. of Engineering and Public Works
  5. Prior to certification of the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the storm drainage facilities, joint permanent easement and any other commonly held assets.
  6. Place a note on the final plat that all access is to provided from the internal road system only
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  8. Approval of the rezoning of this site to PR (Planned Residential) by the Knox County Commission at a density of 3.56 du/ac or greater
  9. 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 Action:** APPROVE variances 1 & 2 because the existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 9 conditions

**Date of Approval:** 8/14/2014 **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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**