

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Snyder Ridge
Surveyor: Sullivan
No. of Lots Proposed: 27 **No. of Lots Approved:** 0
Variances Requested:
1. Intersection grade variance from 1% to 3% at sta. 0+45 of Road A.
2. Road grade variance from 12% to 13% from sta. 0+90 to 5+00 of Road A.
3. Vertical curve variance from 250' to 160' at sta 0+90 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.): APPROVE variances 1-3 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 9 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements 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 (County Ord. 91-1-102)
3. Provision of sight distance easements within the development as required by the Knox County Dept. of Engineering and Public Works.
4. Prior to submitting the final plat for review, the applicant's surveyor must certify that 400' of sight distance is available in each direction at the entrance to this development.
5. Place a note on the final plat that all lots will have access to the internal street system only.
6. Final approval of the rezoning of a portion this site to PR (Planned Residential) @ 1- 2.35 dwellings per acre or greater by the MPC and the Knox County Commission.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all requirements of the approved use on review development plan.
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 applicants are proposing to divide this 11.5 acre site into 27 lots. Due to the steep grade of the site, staff will recommend approval of a road grade variance. Additionally, staff will require that the side yard setback for those lots that abut the road in the 13% section be increased from 5' to 10'. This will permit for less steep transition from one lot to the next and make maintenance of the slopes easier.

At present the required sight distance can not be attained at the entrance. Staff will require the developer to construct the entrance to the development, and the surveyor will have to certify that the required sight distance is available before this plan is submitted for final plat review.

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 utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.

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

1. The proposed detached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through

residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The PR zoning for this site will allow a density up to 3.0 du/ac. At a proposed density of 2.35 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved **MPC Meeting Date:** 8/12/2004

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1-3 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 9 conditions

Date of MPC Approval: 8/12/2004 **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:**