CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SH-04-C Related File Number: 8-I-04-UR

Application Filed: 7/12/2004 **Date of Revision:**

Applicant: S & E PROPERTIES

Owner: S & E PROPERTIES ERIC MOSELEY



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: North side of Snyder Rd., north of Brackfield Acres Wy.

Other Parcel Info.:

Tax ID Number: 117 106 & 107 Jurisdiction: County

Size of Tract: 11.5 acres

Accessibility: Access is via Snyder Rd., a collector street with a pavement width of 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 2 single family dwellings and vacant land

Surrounding Land Use: The site is within an area of rural residential and low density residential development that has occurred

under the A agricultural, RA and PR residential zones.

Proposed Use: Detached single family subdivision Density: 2.35 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) & 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:

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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.

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

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Comments:

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: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.
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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:

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