



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 12-L-06-UR

AGENDA ITEM #: 95

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** S & E PROPERTIES

OWNER(S): ERIIC MOSELEY S & E PROPERTIES

TAX ID NUMBER: 117 M C 027

JURISDICTION: County Commission District 5

▶ **LOCATION:** Northwest side of Snyder Rd., Northeast side of Snyder Ridge Ln.

▶ **APPX. SIZE OF TRACT:** 19902 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Snyder Ridge Ln., a local street with a pavement width of 26' within a 50' right-of-way

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant residential lot

▶ **PROPOSED USE:** Detached residential development

DENSITY PROPOSED: 2.44 du/ac

HISTORY OF ZONING: The subdivision and development plan were approved in August, 2004

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / PR residential

South: Detached dwellings / PR & RA residential

East: Detached dwellings / A agricultural

West: Detached dwellings / A agricultural

NEIGHBORHOOD CONTEXT: Property in the area is zoned PR and RA residential and A agricultural. Recent development in the area consists of detached residential subdivisions.

STAFF RECOMMENDATION:

▶ **APPROVE** the request to permit a detached dwelling on the new lot that is being created by the resubdivision lot 27 as shown on the development plan subject to 4 conditions

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Connection to sanitary sewer and meeting all other relevant requirements of the Knox county Health Dept.
4. Subject to meeting all requirements of the previously approved use on review (8-I-04-UR) and being subject to all restrictive covenants of the Snyder Ridge Subdivision

COMMENTS:

The applicant is requesting approval of a development plan that will permit the construction of a detached dwelling on a lot that will be created by the resubdivision of lot 27 in Snyder Ridge Subdivision. The proposed

dwelling will be required to meet the setback and building standards of the previously approved development plan and the restrictive covenants of the development.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed residential development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed residential development at a density of 2.44 du/ac, is consistent in use and density with the approved rezoning of the property.

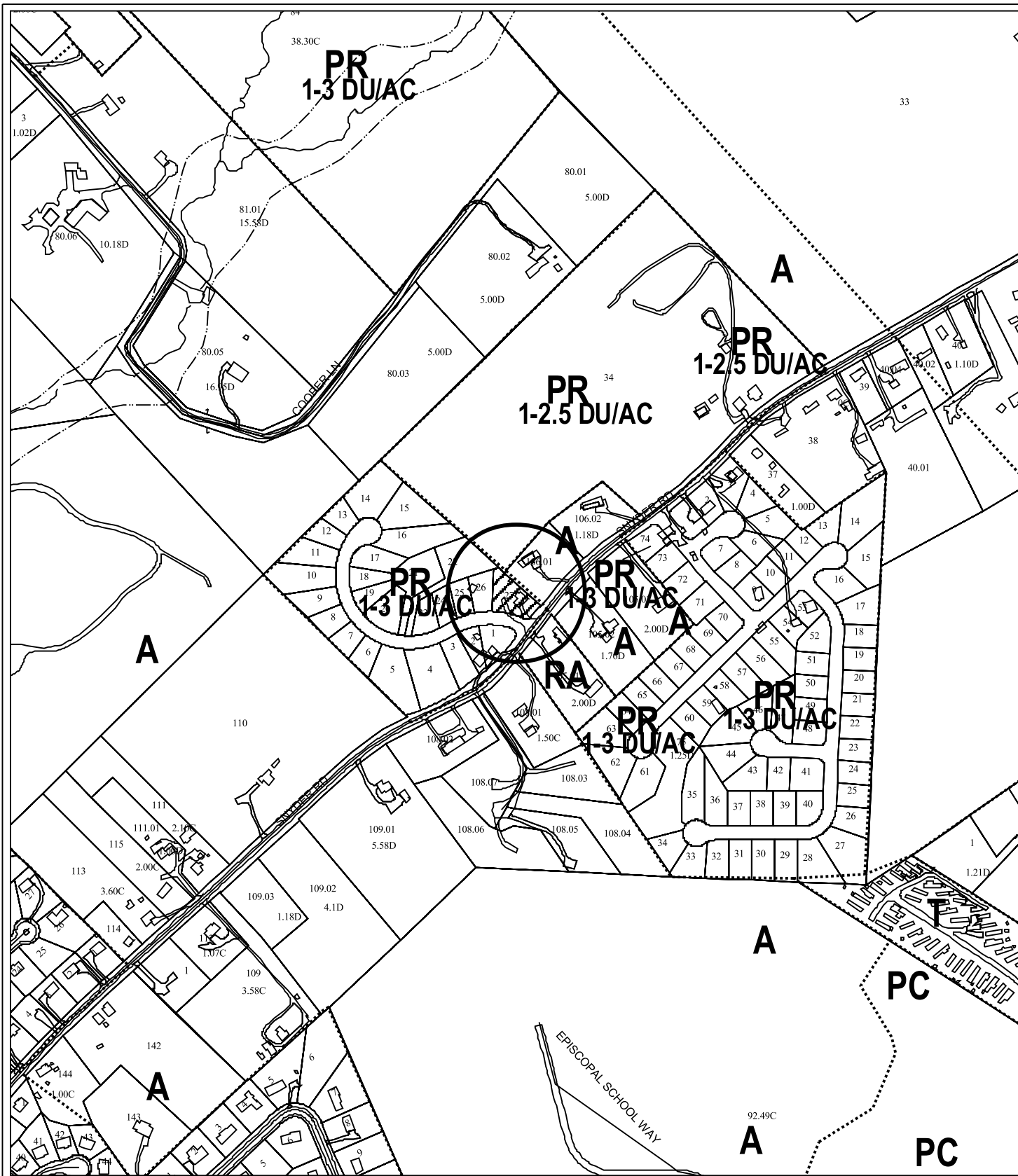
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed development 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to collector and arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved by the Knox County Commission will allow a density up to 3 du/ac. The proposed residential development at a density of 2.44 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



12-L-06-UR
USE ON REVIEW

Petitioner: S & E Properties
Map No: 117
Jurisdiction: County

 Detached residential development in PR (Planned Residential)

Original Print Date: 11/21/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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