



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

▶ **FILE #:** 3-SG-06-C **AGENDA ITEM #:** 20
3-H-06-UR **AGENDA DATE:** 3/9/2006

▶ **SUBDIVISION:** ROBBINS RIDGE
▶ **APPLICANT/DEVELOPER:** FRED LONG CONSTRUCTION CONCEPTS
OWNER(S): M. A. SCHUBERT

TAX IDENTIFICATION: 118 34
JURISDICTION: County Commission District 5

▶ **LOCATION:** Northwest side of Snyder Rd. at the north end of Clover Fields Ln.

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 24.44 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached single-family subdivision

SURROUNDING LAND USE AND ZONING:
North: Residence and vacant land / A (Agricultural)
South: Residences / PR (Planned Residential) & A (Agricultural)
East: Vacant land / A (Agricultural)
West: Vacant land and residences / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 60

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Snyder Rd., a minor collector street with an 18' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Robbins Ridge Road at STA 0+66 from 250' to 100'.
2. Horizontal curve variance on Robbins Ridge Road at STA 4+29 from 250' to 200'.
3. Horizontal curve variance on Robbins Ridge Road at STA 8+10 from 250' to 150'.
4. Horizontal curve variance on Robbins Ridge Road at STA 10+17 from 250' to 150'.
5. Broken back curve tangent variance on Robbins Ridge Road between STA 9+58 and 8+69 from 150' to 89'.
6. Maximum street grade variance on Robbins Ridge Road between STA 3+00 and 10+70 from 12% to 13.17%.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-6 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 8 conditions

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. At the design plan stage of the subdivision, providing a detailed grading plan for the building sites on each lot on the hill up to Station 12+00 including identification and design details of any retaining walls.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions on Snyder Rd. from the proposed entrance road.
6. Including the sight distance easement across Lot 56 on the final plat.
7. Meeting all requirements of the approved use on review development plan.
8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

► **APPROVE the development plan for up to 60 detached single family dwellings on individual lots subject to 3 conditions**

1. Approval of the rezoning request before Knox County Commission to increase the maximum density for the PR (Planned Residential) zoning district to 2.5 du/ac (2-M-06-RZ).
2. Meeting all applicable requirements of the approved concept subdivision plan.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of the concept plan in the PR zone and the other criteria for approval of a use-on-review

COMMENTS:

The applicant is proposing to subdivide this 24.44 acre site into 60 detached single-family lots at a density of 2.45 du/ac. A request (2-M-06-RZ) to increase the maximum density under the PR (Planned Residential) zoning from 2 du/ac to 2.5 du/ac was recommended for approval by the Planning Commission on February 9, 2006. The rezoning request will be heard by the Knox County Commission on March 27, 2006.

A concept plan had previously been approved by the Planning Commission on November 10, 2004 for 47 detached single-family lots. The applicant has requested the revised concept plan to address changes in the access location, street layout and design of the type of residential units.

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 and attached 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.

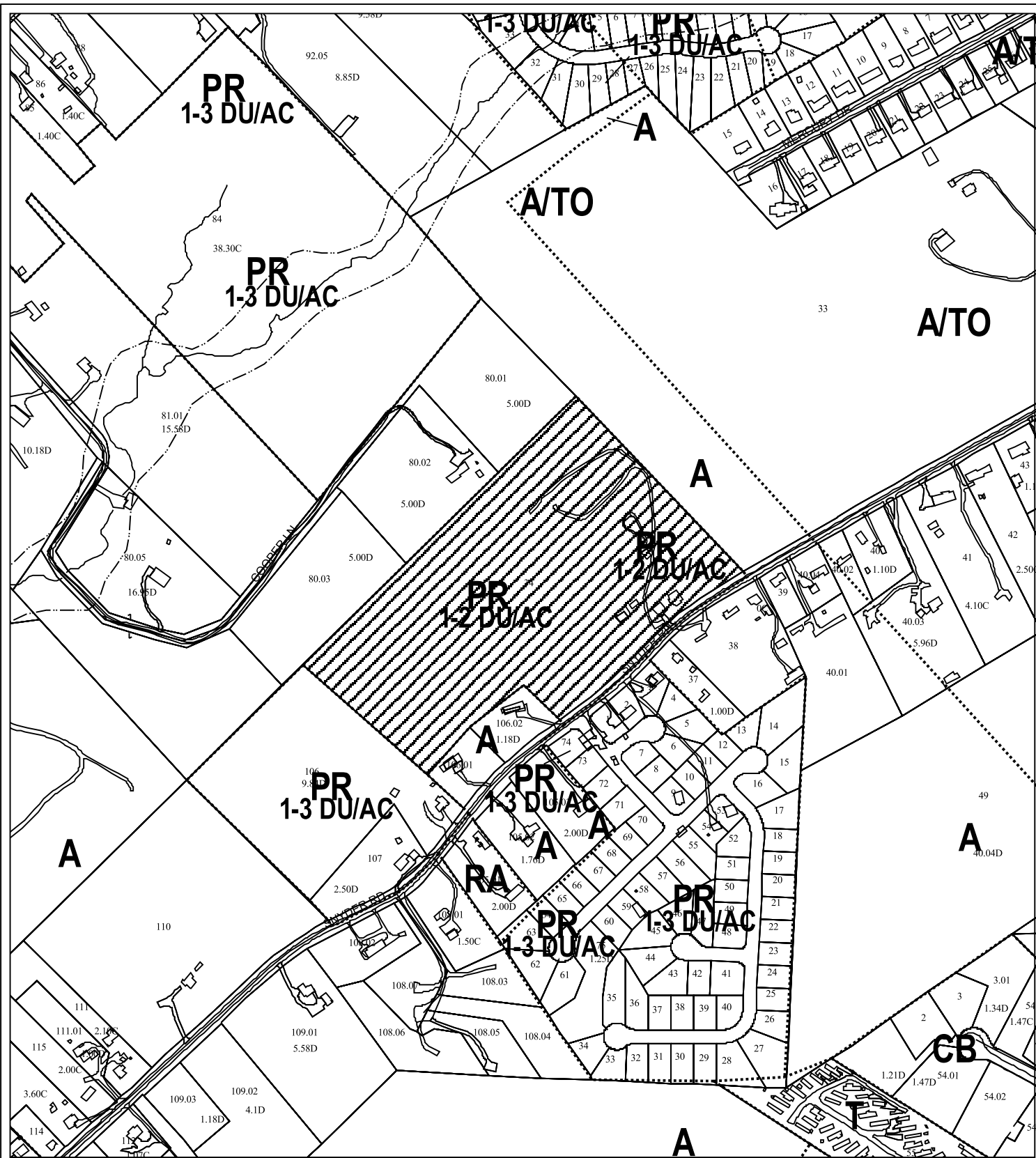
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 2.5 du/ac. At a proposed density of 2.45 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's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



3-SG-06-C/3-H-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached single-family subdivision in PR (Planned Residential)

Original Print Date: 02/24/06 Revised: 03/01/06
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

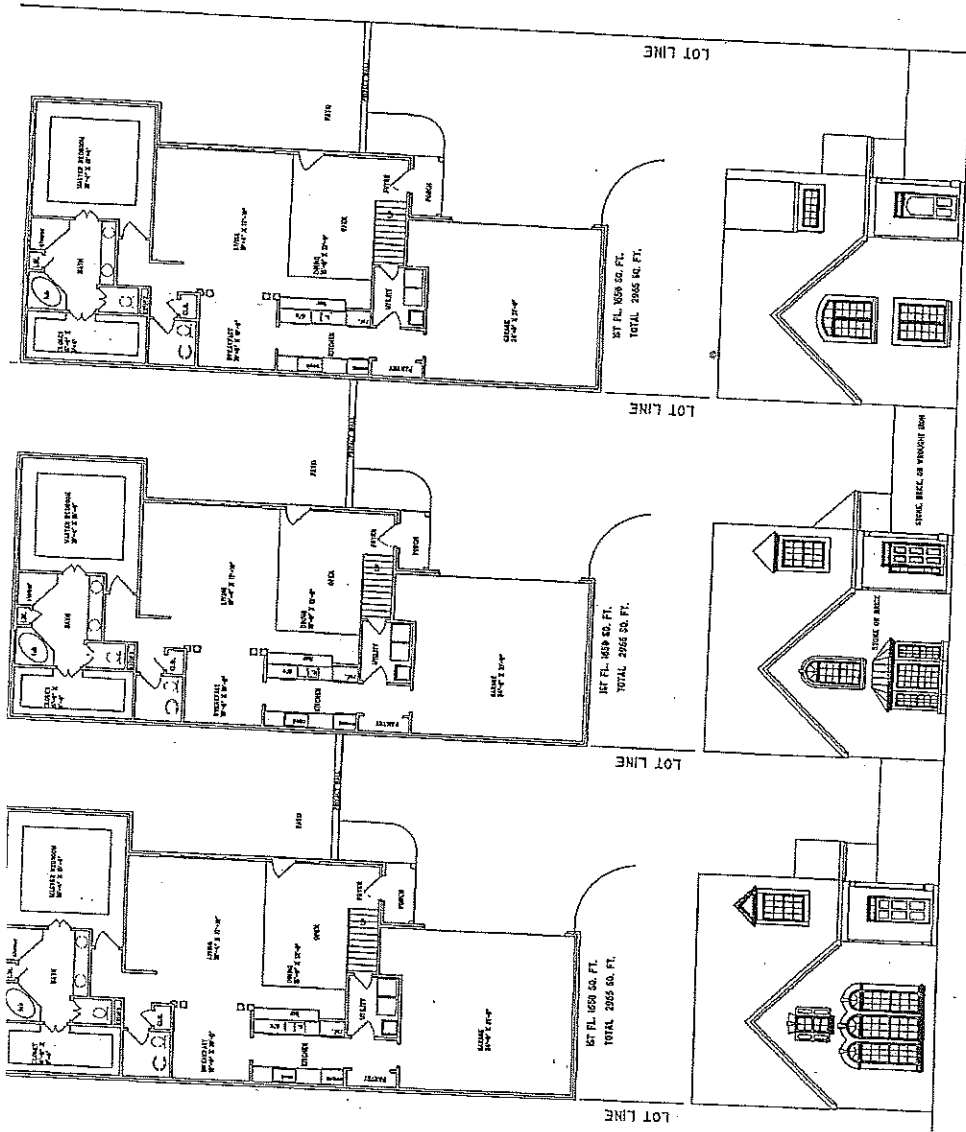
Petitioner: Robbins Ridge
 Fred Long Const. Concepts

Map No: 118

Jurisdiction: County



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ROBBINS RIDGE
 BUILDING ELEVATION
 AND FLOOR PLAN

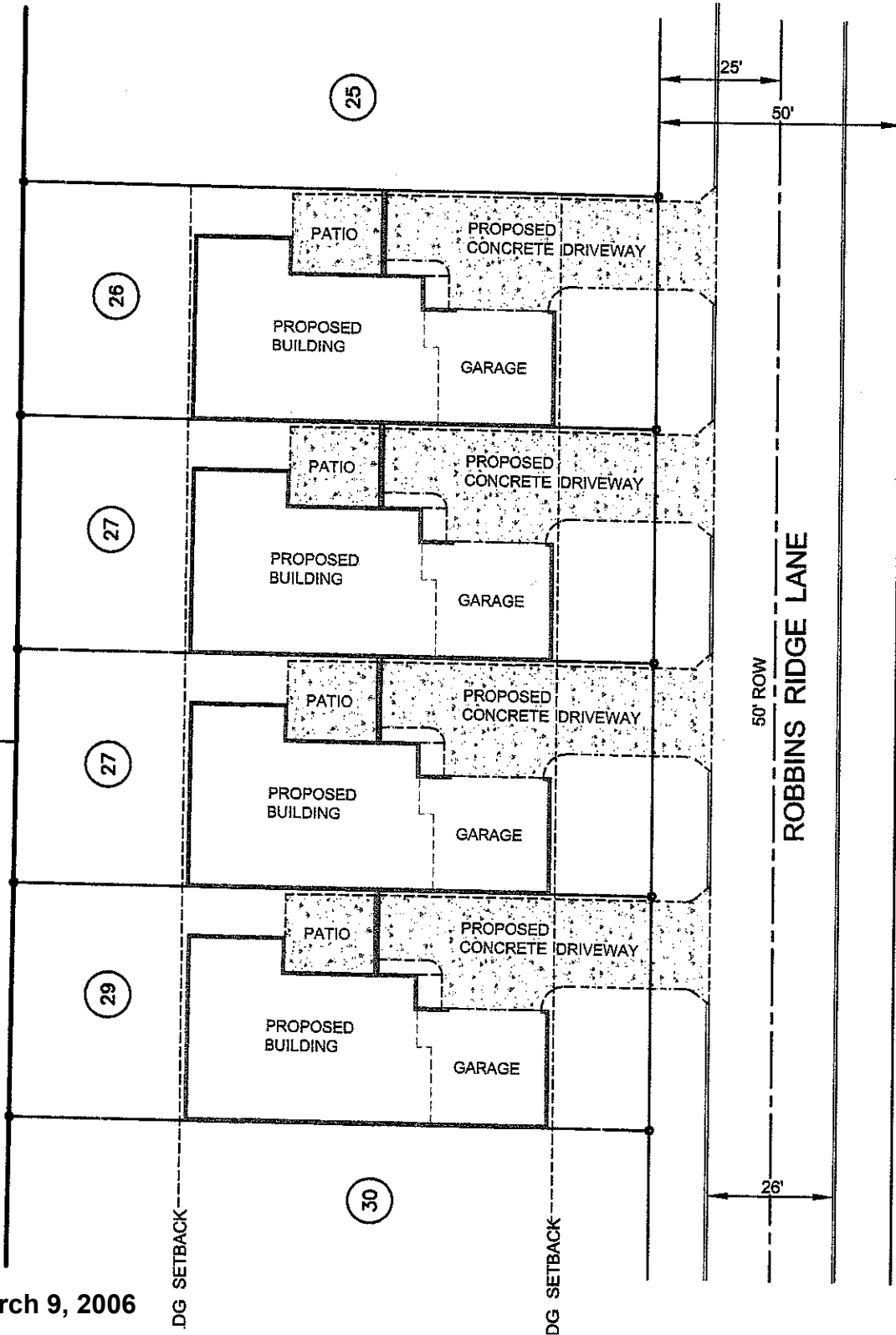
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BILL J. BRITTON
AND ELEANOR J.
DB 1782/1096

AND ELEANOR J.
DB 1925/920



TYPICAL BUILDING LAYOUT -- NTS

1ST. FLOOR: 1650 Sq.Ft.
TOTAL: 2965 Sq.Ft.