



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

▶ **FILE #:** 4-SF-07-C **AGENDA ITEM #:** 22  
 4-E-07-UR **AGENDA DATE:** 4/12/2007

▶ **SUBDIVISION:** SNYDER ROAD CONDOMINIUMS  
 ▶ **APPLICANT/DEVELOPER:** MICHAEL ALLEN  
 OWNER(S): MICHAEL ALLEN

TAX IDENTIFICATION: 130 174  
 JURISDICTION: County Commission District 5

▶ **LOCATION:** East side of Snyder Rd., north side of Hayes Ln.

SECTOR PLAN: Northwest County  
 GROWTH POLICY PLAN: Urban Growth Area - Farragut

▶ **APPROXIMATE ACREAGE:** 14.25 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential condominium development

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural, RA and PR residential and CA commercial. Development in the area consists of detached dwellings, a private school and highway oriented commercial uses.

▶ **NUMBER OF LOTS:** 2

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Snyder Rd., a collector street with a pavement width of 20' within a 40' right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**  
 1. Property line radius from 25' to 15' at the entrance road  
 2. Hammerhead type turn-arounds in lieu of cul de sac on the end of Roads B and C

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 and 2 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 6 conditions**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County, Ord. 91-1-102
3. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Snyder Rd.
4. Place a note on the final that all access from this development will be via the internal road system only
5. Prior to design plan approval, obtain an off-site drainage easement as required by the Knox County Dept. of Engineering and Public Works

6. 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 64 attached residential condominiums and a reduction in the peripheral setback from 35' to 25' along the eastern and western boundaries as shown on the development plan subject to 6 conditions**

1. Connection to sanitary and meeting all other requirements of the Knox County Health Dept.
2. Provision of a landscaping plan to MPC staff for review and approval prior to obtaining any building permits for this site
3. Construction of sidewalks as shown on the development plan must be a minimum of 4' wide with a 2' wide planting strip between the curb and the sidewalk. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act
4. Prior to obtaining any building permits, establish a homeowners association for the purpose of maintaining all drainage structures, building exteriors, amenities and any other commonly held assets
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Meeting all applicable requirements of the Knox County Zoning Ordinance

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

**COMMENTS:**

The applicant has submitted plan that proposes 64 attached residential condominiums that will be served by public streets. Due to the topography of the site and grading required to get the streets in, the applicant has requested that a hammer-head type turn around be permitted in lieu of a cul de sac in two locations. Staff will recommend approval of that variance request because it will reduce the total amount of land that will be disturbed and reduce the amount of impervious surface in the project.

Hayes Ln. which adjoins the site along its southern boundary will be a part of planned extension of Outlet Park Dr. to Snyder Rd., and eventually to Campbell Station Rd. The applicant will dedicate 25' of right-of-way from the existing center of Hayes Ln.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the development plan / concept plan. At this level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision / development plan review process if these plans are approved.

**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 will be provided to this site.
2. The proposed attached residential subdivision at a density of 4.50 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate, Middle and High Schools

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

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
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 medium density residential use with a maximum density of 6.5 dwellings per acre. The overall development density of the proposed development is 4.5 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) zone.

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.

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 medium density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

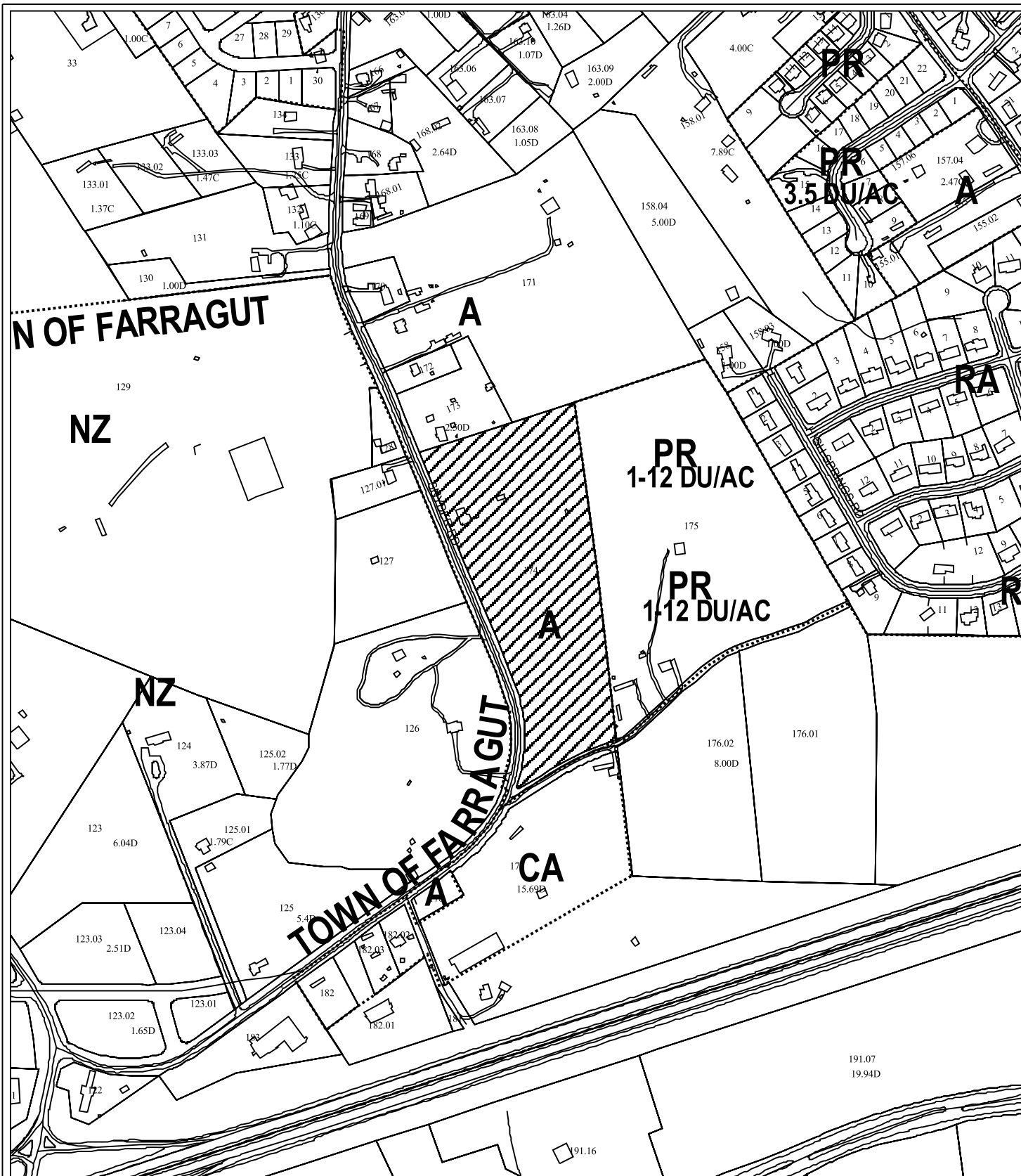
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for medium density residential use. The PR zoning approved for the property allows consideration of up to 6.5 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 4.5 du/ac is consistent with the Sector Plan and the proposed zoning designation.

2. The site is located within the Urban Growth Area for the Town of Farragut on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



4-E-07-UR  
 USE ON REVIEW

Petitioner: Michael Allen

Map No: 130

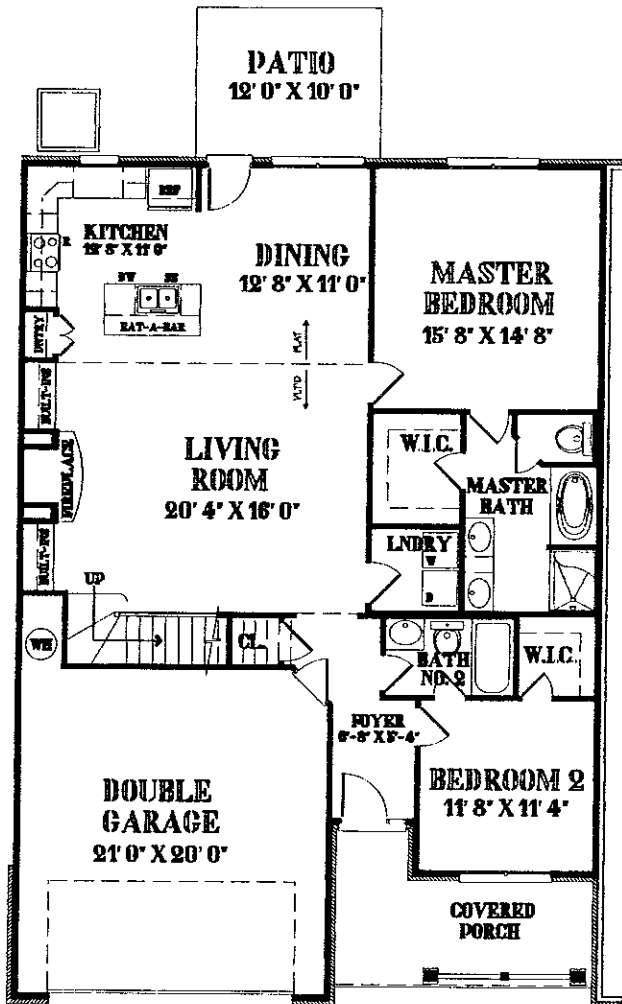
Jurisdiction: County



 Attached residential development in PR (Planned Residential) pending

Original Print Date: 03/20/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





MAIN FLOOR PLAN



FRONT ELEVATION

# THE CASTELLO

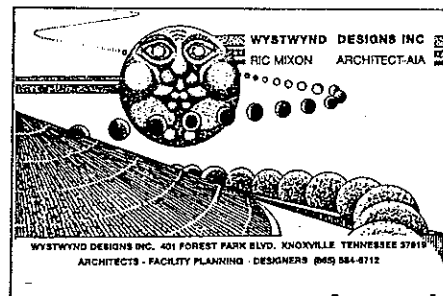
SINGLE FAMILY ATTACHED HOUSE

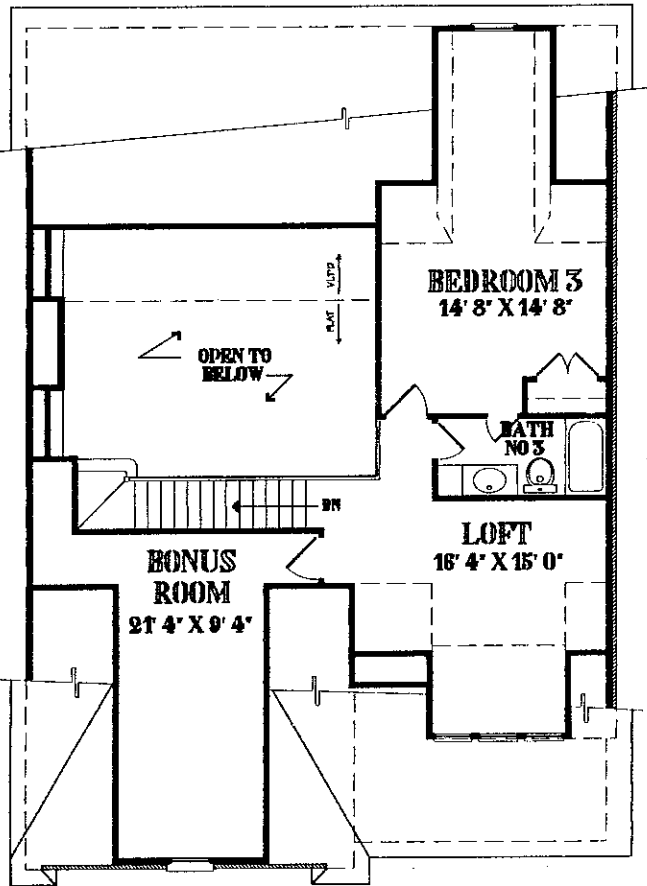
SQUARE FOOTAGE

MAIN	1447 SQ FT
UPPER	661 SQ FT
BONUS	254 SQ FT
GARAGE	448 SQ FT

#22  
 4-SF-07-C  
 4-E-07-UR

OVERALL DIMENSIONS  
 38-0 X 54-0  
 WIDTH X DEPTH





UPPER FLOOR PLAN



ALTERNATE FRONT ELEVATION

# THE CASTELLO

SINGLE FAMILY ATTACHED HOUSE

**SQUARE FOOTAGE**

MAIN	1447 SQ FT
UPPER	661 SQ FT
BONUS	254 SQ FT
GARAGE	448 SQ FT

**OVERALL DIMENSIONS**  
 38-0 X 54-0  
 WIDTH X DEPTH

