



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

▶ **FILE #:** 2-SF-07-C **AGENDA ITEM #:** 26
2-F-07-UR **AGENDA DATE:** 2/8/2007

▶ **SUBDIVISION:** SNOWMASS (FKA: MPM DEVELOPMENT ON THOMAS LANE)
▶ **APPLICANT/DEVELOPER:** MPM DEVELOPMENT, LLC
OWNER(S): MPM DEVELOPMENT CO., LLC

TAX IDENTIFICATION: 29 53, 54, 54.01 & 54.04
JURISDICTION: County Commission District 7

▶ **LOCATION:** West side of Thomas Ln., south of E. Emory Rd.

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

▶ **APPROXIMATE ACREAGE:** 18.96 acres

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

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** Attached and detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences / A (Agricultural)
South: Residences / RB (General Residential)
East: Residences and vacant land / A (Agricultural), RA (Low Density Residential) & PR (Planned Residential)
West: Residences and vacant land / A (Agricultural) & RB (General Residential)

▶ **NUMBER OF LOTS:** 83

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Thomas Ln., a local access street with a 15' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve variance from 250' to 100' at sta 19+50 of Thomas Ln.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 10 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirement 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 (Ord. 91-1-102).
3. Prior to design plan approval conducting a left turn analysis at the intersection of E. Emory Rd. and Thomas

Ln. to determine if any street improvements will be needed for E. Emory Rd. Final determination on the need for improvements will be made by the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation.

4. Providing design plans for over-detention of on-site drainage or working downstream to mitigate existing drainage problems, subject to approval by the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. On the final plat, including the line of sight easement adjacent to Lot 29 as designated on the Concept Plan.
7. Adding a note on the final plat that lots 29 - 43 have restrictions on the use of the rear yard within the powerline easement.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
9. Meeting all requirements of the approved use on review development plan.
10. 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.

► **APPROVE the development plan for up to 81 attached and 2 detached dwellings on individual lots subject to 2 conditions.**

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. 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 of a Concept Plan and a Use-on-Review.

COMMENTS:

The applicant is proposing to subdivide this 18.96 acre tract into 81 attached and 2 detached residential lots at a density of 4.38 du/ac. The property was rezoned to PR (Planned Residential) at a density of up to 5 du/ac by Knox County Commission on September 25, 2006 (8-J-06-RZ).

The proposed subdivision includes development along the west side of Thomas Ln. and includes the extension of Thomas Ln. The applicant will be improving Thomas Ln. from a 15' pavement width to a 26' pavement section as identified on the Concept Plan. Staff is recommending a condition that prior to design plan approval, the applicant shall hire a traffic engineer to conduct a left turn analysis at the intersection of E. Emory Rd. and Thomas Ln. to determine if any street improvements will be needed for E. Emory Rd. Final determination on the need for improvements will be made by the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation.

Due to down-stream drainage problems, the applicant shall provide design plans for over-detention of on-site drainage or work downstream to mitigate the existing drainage problems. These plans are subject to approval by the Knox County Department of Engineering and Public Works.

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 utilities are available to serve this site.
2. The proposed attached and detached residential subdivision at a density of 4.38 du/ac, is consistent in use and density (up to 5 du/ac) with the existing zoning. Other subdivision development in the area has occurred under the PR, RB and RA zoning districts at similar densities.
3. Any school age children living in this development are presently zoned to attend Adrian Burnett Elementary and Halls Middle and High Schools.

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

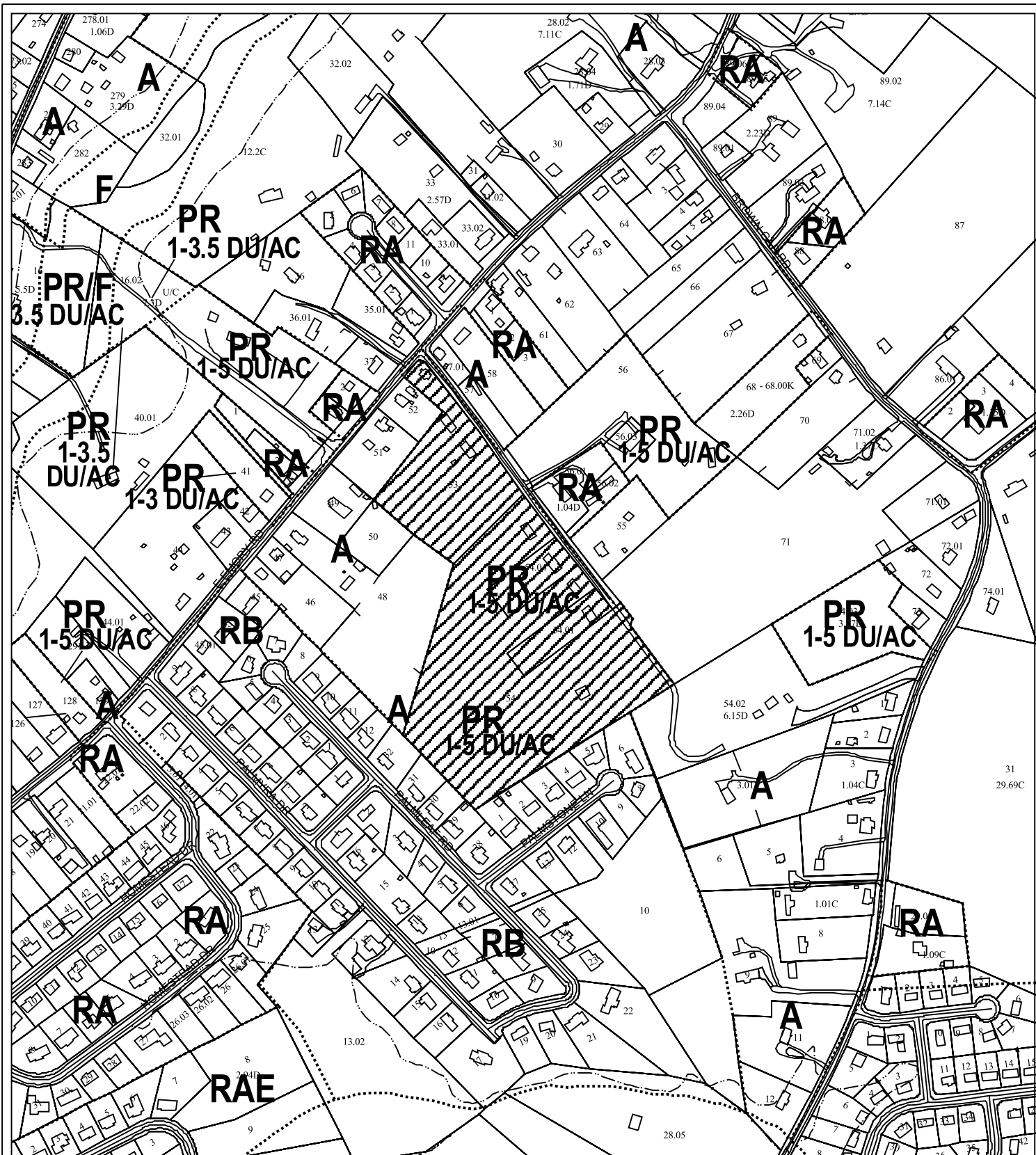
1. The proposed attached and detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential with a maximum density of 5 du/ac. The PR zoning approved for the site allows a density up to 5 du/ac. At a proposed density of 4.38 du/ac, the proposed subdivision 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 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.



2-SF-07-C/2-F-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Attached residential development in PR (Planned Residential)

Original Print Date: 01/22/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: MPM Development on
 Thomas Ln.
 MPM Development, LLC
 Map No: 29
 Jurisdiction: County





CONCEPT PLAN
 U.O.R.
 DATE: 1-24-07
 REVISIONS: 1-24-07

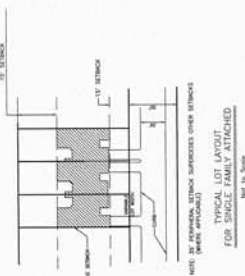
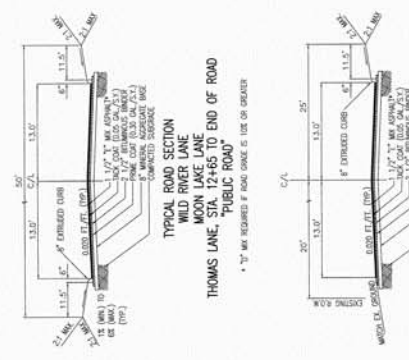
PROJECT NO.	121
DATE	1-24-07
SCALE	1"=50'
DATE	12/13/06
PROJECT NO.	121
DATE	1-24-07
SCALE	1"=50'
DATE	12/13/06

CONCEPT & DEVELOPMENT PLAN FOR
SNOWMASS S/D
 121 MAP 7N, PARCELS 51, 54, 5401 & 5424
 DISTRICT 6, KNOX COUNTY, TN
 CONTOUR INTERVAL = 4'
 SHEET 1 OF 3

OWNER:
 MPM DEVELOPMENT CO., LLC
 P.O. BOX 52585
 MEMPHIS, TENNESSEE 37150-2895
 PHONE (901) 683-0585

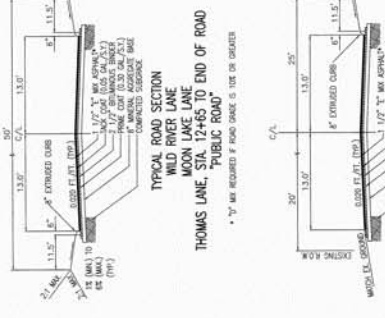
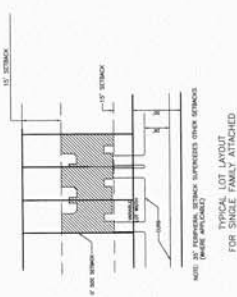
DESIGNER:
 BATSON JAMES, NORTWELL & POE
 6326 NATIONAL DRIVE
 MEMPHIS, TENNESSEE 38119
 PHONE (901) 298-8477
 FAX (901) 298-8473
 WWW.BATSONJAMES.COM

- LOCATION MAP**
1. THE MAP SHOWS THE PROPOSED DEVELOPMENT SITE IN RED.
 2. THE MAP SHOWS THE EXISTING AND PROPOSED ROADS AND UTILITIES.
 3. THE MAP SHOWS THE EXISTING AND PROPOSED CONTOURS.
 4. THE MAP SHOWS THE EXISTING AND PROPOSED LOT LAYOUTS.
 5. THE MAP SHOWS THE EXISTING AND PROPOSED UTILITIES.
 6. THE MAP SHOWS THE EXISTING AND PROPOSED ELEVATIONS.
 7. THE MAP SHOWS THE EXISTING AND PROPOSED DRAINAGE PATTERNS.
 8. THE MAP SHOWS THE EXISTING AND PROPOSED SURFACE FINISHES.
 9. THE MAP SHOWS THE EXISTING AND PROPOSED CURBS AND GUTTERS.
 10. THE MAP SHOWS THE EXISTING AND PROPOSED SIDEWALKS.
 11. THE MAP SHOWS THE EXISTING AND PROPOSED BIKEWAYS.
 12. THE MAP SHOWS THE EXISTING AND PROPOSED LANDSCAPING.
 13. THE MAP SHOWS THE EXISTING AND PROPOSED LIGHTING.
 14. THE MAP SHOWS THE EXISTING AND PROPOSED SECURITY.
 15. THE MAP SHOWS THE EXISTING AND PROPOSED ACCESSIBILITY.
 16. THE MAP SHOWS THE EXISTING AND PROPOSED SAFETY.
 17. THE MAP SHOWS THE EXISTING AND PROPOSED COMFORT.
 18. THE MAP SHOWS THE EXISTING AND PROPOSED CONVENIENCE.
 19. THE MAP SHOWS THE EXISTING AND PROPOSED BEAUTY.
 20. THE MAP SHOWS THE EXISTING AND PROPOSED HEALTH.





- NOTES:**
1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED TO THE CONTRARY.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED TO THE CONTRARY.
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CONCEPT PLAN
2-SF-07-C
2-F-07-U-2

U.C.P.R.
DATE

REVISED 12/26/06
1-26-07

REV. DATE	REVISION DESCRIPTION

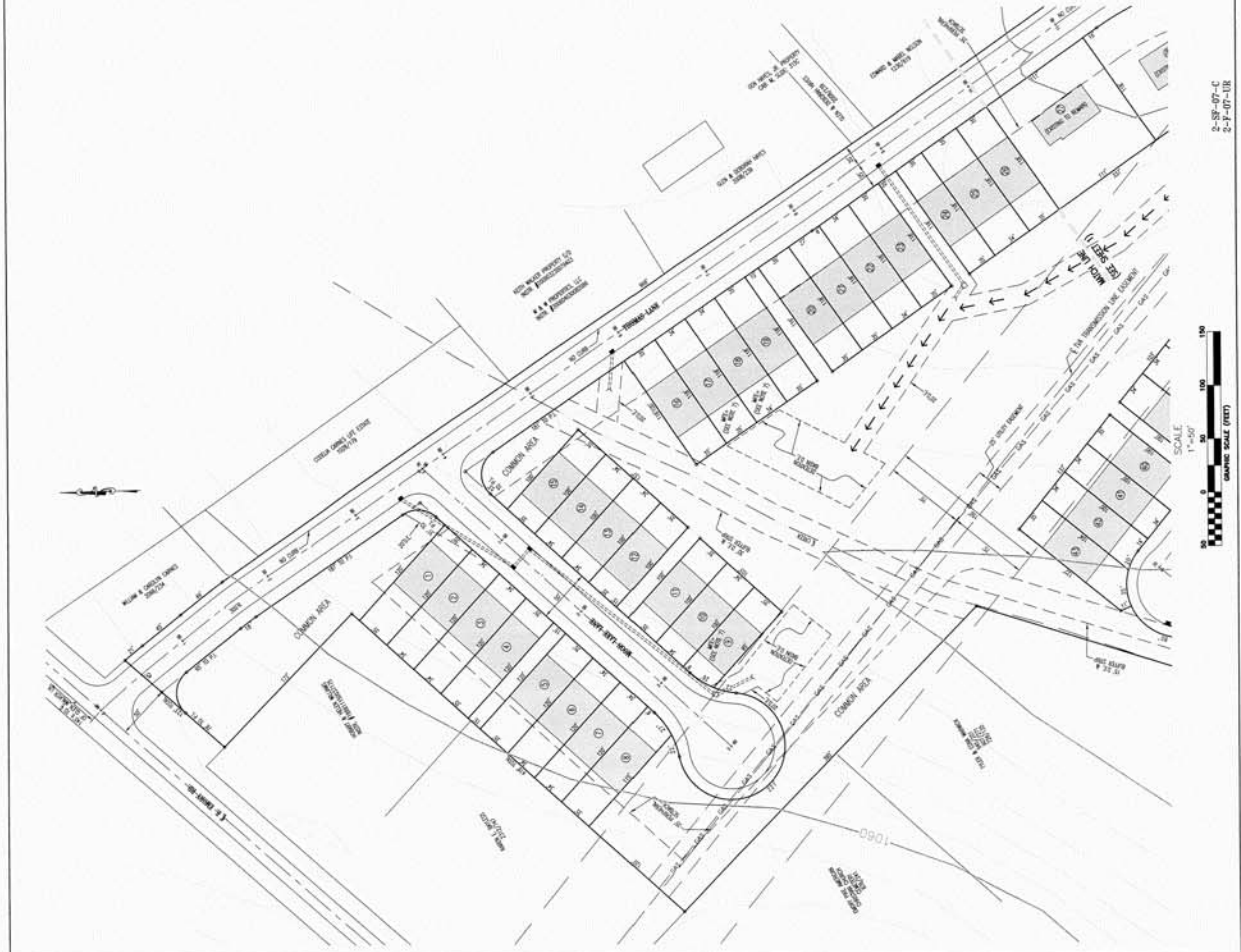
CONCEPT DEVELOPMENT PLAN FOR
SNOWMASS S/D

CD: MP 24, PAVES S.W. 3/4, 3/4 & 3/4
1"=50'
DATE: 12/17/06

DISTRICT 6, KNOX COUNTY, TN
CONTOUR INTERVAL = 4"
SHEET 2 OF 3

OWNER:
WMM DEVELOPMENT CO., LLC
P.O. BOX 24293
MEMPHIS, TN 38124
PHONE: (901) 853-2580

DESIGNER:
BAYSON, JAMES, NORWELL & POE
REGISTERED ARCHITECTURAL, ENGINEERING & SURVEYING
1000 W. WOODBINE AVE., SUITE 200
MEMPHIS, TN 38117
PHONE: (901) 586-4477
FAX: (901) 586-6473
jim@baysonjnp.com



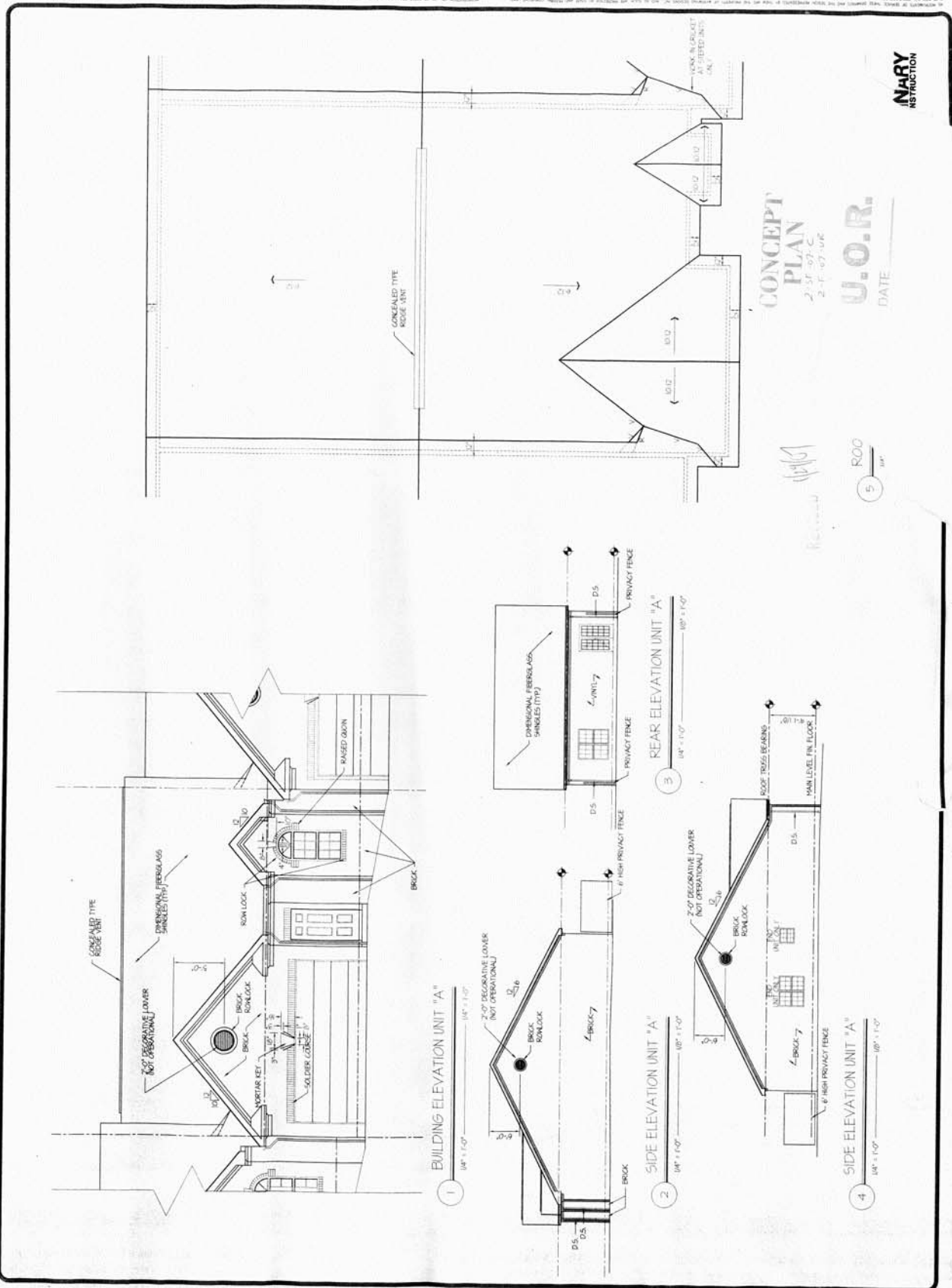
NO.	
DESCRIPTION	
DATE	
BY	
CHECKED	
APPROVED	

WYSTYND DESIGNS, INC.
 RIC MIXON, ARCHITECT
 401 FOREST PARK BLVD.
 KNOXVILLE, TN 37919
 PHONE: 629-94-6712 FAX: 629-94-9919

SNOWMASS SUBDIVISION
 THE BURGESS
 DEVELOPED BY TURNER CONSTRUCTION
 KNOXVILLE, TENNESSEE



A-2A



CONCEPT PLAN
 2-31-07-C
 2-1-07-UK

NARY INSTRUCTION

5 R.O.O. 1/4"