



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

▶ **FILE #:** 8-SD-14-C
8-K-14-UR

AGENDA ITEM #: 15
AGENDA DATE: 8/14/2014

▶ **SUBDIVISION:** LETSINGER RIDGE
▶ **APPLICANT/DEVELOPER:** ERIC MOSELEY
OWNER(S): Eric Moseley

TAX IDENTIFICATION: 118 038 & 04001
JURISDICTION: County Commission District 6
STREET ADDRESS: 10922 Snyder Rd

▶ **LOCATION:** Southeast side of Snyder Rd., northeast of Hunters Green Rd.

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 6.74 acres

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

▶ **EXISTING LAND USE:** 3 detached dwellings and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A Agricultural and PR Planned Residential. Development consists of detached dwellings on larger tracts in the area zoned Agricultural. Houses have been development in subdivisions in the area zoned Planned Residential

▶ **NUMBER OF LOTS:** 24

SURVEYOR/ENGINEER: David Campbell

ACCESSIBILITY: Access is via Snyder Dr., a collector street with a pavement width of 18'-19' within a 50' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Cul-de-sac bulb radius from 50' to 40'
2. Reverse curve tangent and broken back curve variance on Road A between sta 3+00 and sta 5+00

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 because the existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 9 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
3. Dedicate 30' from the center line of Snyder Rd. for right-of-way as required by the Major Route Plan

4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept., of Environment and Conservation
5. Constructing a temporary turn around at the terminus of Road A as directed by the Knox County Dept. of Engineering and Public Works
5. Prior to certification of the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the storm drainage facilities, joint permanent easement and any other commonly held assets.
6. Place a note on the final plat that all access is to be provided from the internal road system only
7. Prior to final plat approval obtain an off-site drainage easement if required by the Knox County Dept. of Engineering and Public Work
8. Approval of the rezoning of this site to PR (Planned Residential) by the Knox County Commission at a density of 3.56 du/ac or greater
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.

► **APPROVE the request for up to 24 detached dwellings on individual lots and reduction of the peripheral boundary setback to 25' as shown subject to 1 condition**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

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

COMMENTS:

The applicant is proposing a 24 lot subdivision which is proposed to be developed under the PR (Planned Residential) zoning regulations. The Knox County Commission will consider the rezoning of the site with a maximum permitted density of 4.0 du/ac at the August 25, 2014 meeting. The applicant will stub the main road in this development to an adjoining piece of property to provide future connectivity. The applicant requested a reduction in the peripheral boundary setback from 35' to 25'. Since the properties surrounding this site are zoned for residential use, MPC has the authority to reduce that required setback.

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. West Knox Utility District can provide water and sewer, electrical service will be provided by Lenoir City Utilities Board and natural gas will be provided by KUB.
2. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle School and Hardin Valley Academy
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached dwellings.

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

1. With the recommended conditions, the proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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 low density residential use with a maximum density of 5 dwellings per acre. The overall density of the proposed development is 3.56 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) District.
 - 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. The dwellings proposed in this development will be of similar value to a number of the houses in this area.
 - 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 low density residential use. The traffic generated from

this project will be similar to the traffic that is generated by other residential developments. Snyder Dr.. is classified as a collector street. With that classification, it is expected to collect traffic from this and the surrounding residential areas and provide a route to other major streets in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed PR zoning recommended for this site would allow a density up to 4.0 du/ac, which is consistent with the Sector Plan. The proposed development density of 3.56 dwellings per acre is within the development density permitted by the Sector Plan and the proposed zoning of the site.

ESTIMATED TRAFFIC IMPACT: 279 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

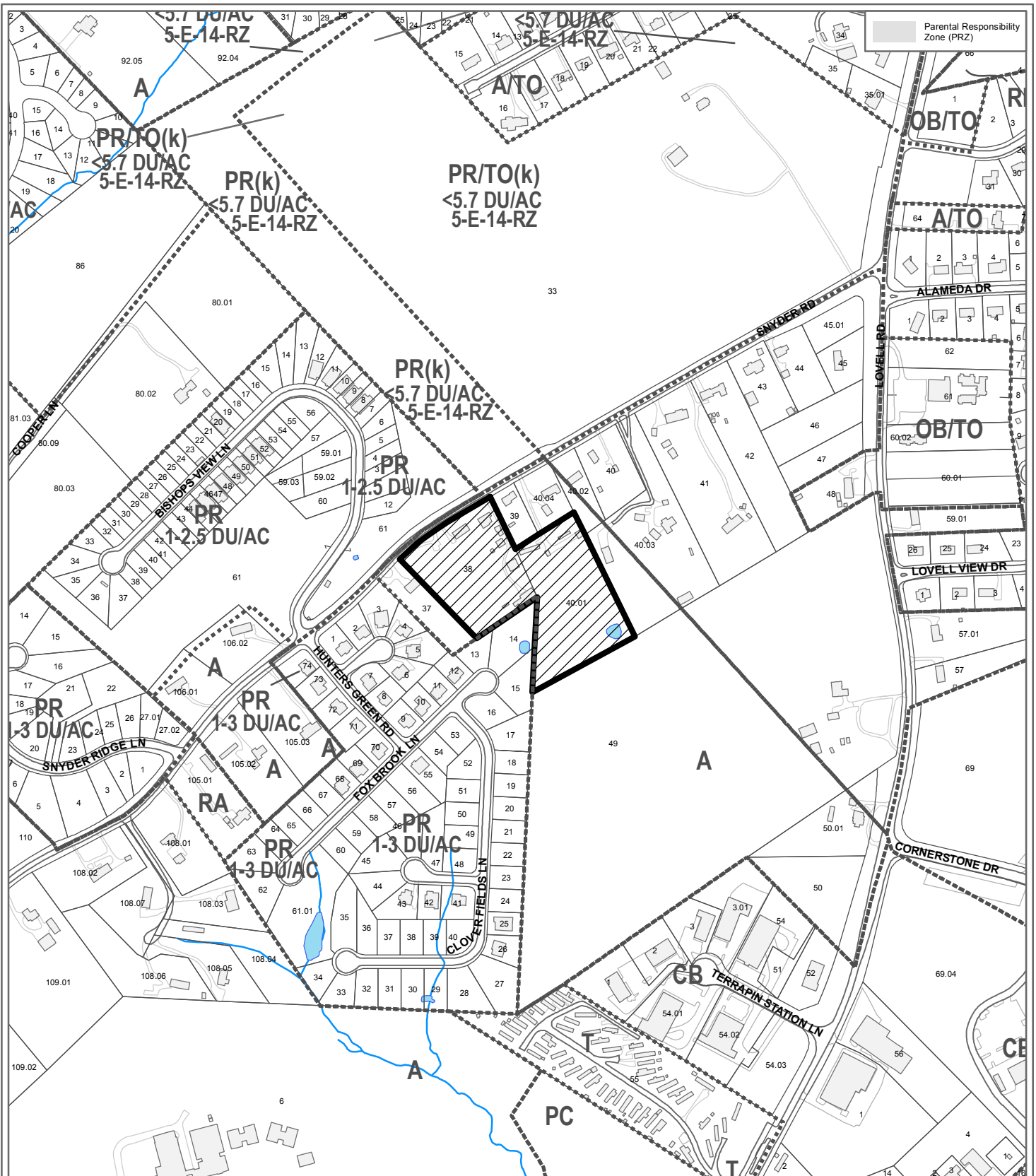
ESTIMATED STUDENT YIELD: 13 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.



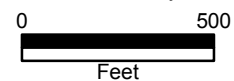
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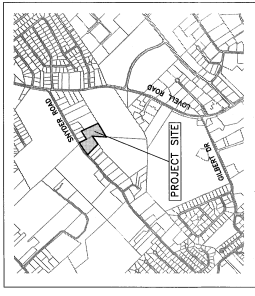
Detached Residential Subdivision in PR (Planned Residential) Pending

Petitioner: Moseley, Eric
Letsinger Ridge

Map No: 118
Jurisdiction: County



Original Print Date: 7/17/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



VICINITY MAP
NOT TO SCALE

- GENERAL NOTES:
1. OWNER'S LOCATION OF ALL UTILITIES BASED ON RECORD DRAWINGS. CONTRACTOR TO VERIFY LOCATION OF UTILITIES BASED ON ONE-CALL AT 1-800-368-5848 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
 2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH USDA CONTROL EROSION CONSTRUCTION (CEC), SHORING, AND SLOPE STABILIZATION CONSTRUCTION (SSC) STANDARDS.
 3. STANDARD PROTECTIVE MEASURES TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION PERIOD AND REMOVED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
 4. ALL MATERIALS TO BE USED SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND LOCAL, STATE, AND FEDERAL REGULATIONS.
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 7. RELOCATION OF EXISTING STRUCTURES AND ADJACENT LOT LINES TO BE DETERMINED AND APPROVED BY KNOX COUNTY.

- PERMITS AND FEES:
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- SETBACKS:
- FRONT: 20 FT.
 SIDE: 5 FT.
 REAR: 15 FT. (25 FT. PERIPHERAL REQUESTED)

- LEGEND:
- PROPOSED DRAINAGE LINE
 - PROPOSED JUNCTION BOX
 - PROPOSED CATCH BASIN
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED WATER MAIN
 - EXISTING WATER MAIN
 - PROPOSED FIRE HYDRANT



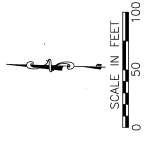
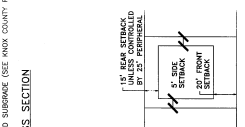
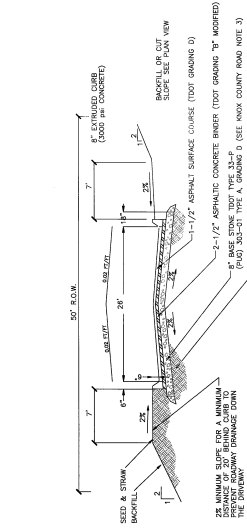
SHEET ONE

CONCEPT PLAN
 10924 SNYDER ROAD
 KNOX COUNTY, TENNESSEE

Prepared For:
 S&E Properties
 124 N. Winston Road
 Knoxville, Tennessee 37919
 (865) 454-3727

Knoxville-Knox County MPC
 400 Main Street, Suite 403
 Knoxville, Tennessee 37902
 (865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED
 Ideal Engineering Solutions, Inc.
 3225 Woodcock Lane
 Knoxville, Tennessee 37922
 (865) 755-5575



CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK SAFETY. Contractor shall show and locate all open cut trenches, excavations, and other hazardous conditions and shall protect the same with proper safety equipment. The contractor shall be responsible for all utility work in accordance with applicable codes and regulations.

8-SD-14-C
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 (Revised)
 11/30/2014

CERTIFICATION OF CONCEPT PLAN: I, David Campbell, ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE, HEREBY CERTIFY THESE PLANS AND ACCOMPANYING INFORMATION TO BE TRUE AND CORRECT AND TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN OTHERWISE INDICATED BY A NOTE OR OTHERWISE FILED WITH THE METROPOLITAN PLANNING COMMISSION.

