CASE SUMMARY

APPLICATION TYPE: REZONING



FAX•215•2068

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File Number:1-M-04-RZApplication Filed:12/8/2003Applicant:JAMES R. WHITEOwner:Image: State S

PROPERTY INFORMATION

	-		
General Location:	Southeast side Snyder Rd., west of Lovell Rd.		
Other Parcel Info.:			
Tax ID Number:	118 35, 36 & 36.01	Jurisdiction:	County
Size of Tract:	27.3 acres		
Accessibility:	Access is via Snyder Rd., a minor collector street with 50	of right of way and 19	9' of pavement width.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION				
Existing Land Use:	Houses			
Surrounding Land Use:				
Proposed Use:	Detached single fam	ly subdivision	Density: 3 du/ac	
Sector Plan:	Northwest County	Sector Plan Designation:	Low Density Residential	
Growth Policy Plan:	Planned Growth Area	a		
Neighborhood Context:	This area is developed with rural residential dwellings under primarily Agricultural zoning. One property is zoned PR and one is zoned RA in the vicinity of the subject property.			

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)
Former Zoning:	
Requested Zoning:	PR (Planned Residential)
Previous Requests:	None noted
Extension of Zone:	No
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MF	PC ACTION AND DISPOSI	TION
Planner In Charge:	Michael Brusseau	u	
Staff Recomm. (Abbr.):	APPROVE PR (Planned Residential) zoning. APPROVE a density of 1 to 3 du/ac.		
Staff Recomm. (Full):		irrounding development and zoning p	opment that is compatible with the scale and pattern. The sector plan proposes low density
Comments:	 PR zoning at a intensity of the su PR zoning req During this review addressed. The PR zoning 	urrounding development and zoning p uires development plan review and a v, issues such as traffic, drainage, lo	evelopment that is compatible with the scale and pattern. approval prior to development of the property. t layout and other development concerns can be with surrounding residential uses and have
	 Public water u the southeast from and Snyder Rd. (i At the recomm additional vehicle northeast of the si access drive will I If more than 72 plan submittal. At the maximu system. The PR zoning 	m development along Lovell Rd., or f Lovell View Subdivision). hended density, up to 80 lots could b trips would be added to Snyder Rd. site, which may affect sight distance. have to be certified in both directions 5 lots are proposed, a traffic study w um allowable 80 lots, up to 36 school	Public sewer will have to be extended either from from the northeast (about 2300 feet), at Lovell Rd. e proposed. At this density, approximately 800 There is a hill crest on Snyder Rd. to the Adequate sight distance from the development on Snyder Rd. prior to plan approval. ill be required as part of the use on review/concept -aged children could be added to the school have minimal impact on surrounding properties, as evelopment and zoning in the area.
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The recently updated Northwest County Sector Plan proposes low density residential use site. 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragu Policy Plan. 3. As sewer is extended to this site, this proposal could lead to future requests for low densiresidential zoning in this area, consistent with the Planned Growth designation and low densiresidential sector plan proposal along Snyder Rd. 		an proposes low density residential uses for this a of the Knoxville-Knox County-Farragut Growth Ild lead to future requests for low density
MPC Action:	Approved		MPC Meeting Date: 1/8/2004
Details of MPC action:			
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre		
Date of MPC Approval:	1/8/2004	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publicatio	n?: 🗌 Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	County Commission	
Date of Legislative Action:	2/23/2004	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: