

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 10-L-04-RZ                      **Related File Number:**  
**Application Filed:** 9/13/2004              **Date of Revision:**  
**Applicant:** FRED LONG CONSTRUCTION  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Snyder Rd., southwest of Lovell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 034                      **Jurisdiction:** County  
**Size of Tract:** 24.34 acres  
**Accessibility:** Access is via Snyder Rd., a minor collector street with 18' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached residential subdivision.                      **Density:** 4 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR and Slope Protection  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with rural and low density residential uses under A, PR and RA zoning.

### 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:** Properties to the south and west have been recently rezoned PR.  
**Extension of Zone:** Yes, extension of PR from the southwest and southeast.  
**History of Zoning:** The other two PR zoned properties were rezoned within the last two years.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **MPC ACTION AND DISPOSITION**

**Planner In Charge:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 3 du/ac. (Applicant requested 1 to 4 du/ac.)

**Staff Recomm. (Full):** PR zoning at the recommended density is compatible with other zoning in the immediate area and is an extension of zoning from the west.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA and PR zoning.
2. PR zoning at 1 to 3 du/ac is more compatible with the scale and intensity of the surrounding development and zoning pattern and is the same zoning and density as that which was approved on the properties to the southeast and southwest. This site has similar slope characteristics as the adjacent property and density should be limited to 3 du/ac because of the slopes (up to 22%), and for better compatibility with adjacent uses. Densities in the surrounding area do not exceed 3 du/ac.
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At the recommended density, up to 73 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 730 vehicle trips per day to the street system and about 51 children under the age of 18 to the school system. At the requested density of up to 4 du/ac, up to 97 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 970 vehicle trips per day to the street system and about 69 children under the age of 18 to the school system.
3. If more than 75 lots are proposed a traffic impact study will be required to be submitted with the development plan as part of the concept plan/use on review process. The development plans will have to provide certification of the 300 feet required sight distance on Snyder Rd. from the proposed access drive to the development. If possible, the proposed access drive from Snyder Rd. should line up with the access drive of the development being constructed to the south, across Snyder Rd.
4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

**MPC Action:** Approved

**MPC Meeting Date:** 10/14/2004

**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:** 10/14/2004

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 11/15/2004

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Denied

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**