

# 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:** 11-L-06-RZ                      **Related File Number:**  
**Application Filed:** 10/9/2006              **Date of Revision:**  
**Applicant:** G & R SNYDER DEVELOPMENT LTD, LLP  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Harvey Rd., northeast of Choto Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 162 044, 04401, 04402                      **Jurisdiction:** County  
**Size of Tract:** 12 acres  
**Accessibility:** Access is via Harvey Rd., a major collector street with 20' of pavement within a 50' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential subdivision                      **Density:** 2 du/ac.  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This underdeveloped site is located in the midst of single family subdivision development that has occurred under PR zoning.

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

**Street:** 1120 Harvey Rd.  
**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:** Yes  
**History of Zoning:** None noted for this site, but other property in the area has been rezoned PR for low density residential development in recent 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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning.  
APPROVE a density up to 2 du/ac.

Staff Recomm. (Full):

PR zoning at up to 2 du/ac. is compatible with surrounding residential development although it is going to leave two long narrow pieces of A zoned property along either side of this site. The sector plan proposes low density residential use for the property.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under Agricultural and PR zoning.
2. PR zoning at up to 2 du/ac. is compatible with the surrounding development and zoning pattern, and is consistent with the sector plan proposal for the property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At maximum development, this request will add 24 residential lots, 240 vehicle trips per day to the road system and add approximately 20 school aged children to area schools.
3. The proposed PR zoning will require use on review approval by MPC prior to development of the site, which would allow MPC and community evaluation of any potential impacts on surrounding properties, particularly the long narrow lots on either side of this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The southwest County Sector Plan proposes low density residential uses for this property, consistent with the proposal.
2. The site is designated as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 11/9/2006

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) zoning @ 2 du/ac

Date of MPC Approval:

11/9/2006

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:

12/18/2006

Date of Legislative Action, Second Reading: 1/22/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: