

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 11-Q-02-RZ **Related File Number:**
Application Filed: 10/15/2002 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Northwest side Snyder Rd., southwest of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 117 106 **Jurisdiction:** County
Size of Tract: 10 acres
Accessibility: Access is via Snyder Dr., a minor collector street with 19' of pavement within 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use:
Proposed Use: Single family detached housing **Density:** 1 to 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within the rural residential development area where low density residential uses are developing under RA and PR zones

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

Street: 11021 Snyder 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: 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: 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 of 1 to 3 dwellings per acre.

Staff Recomm. (Full): PR zoning at 1 to 3 dwellings per acre is compatible with the scale and intensity of nearby residential uses and zoning. The sector plan proposes low density residential use for this site.

Comments: A. Need and Justification for Proposal
1. This site can be served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.
2. Changing the zoning from A to PR at 1 to 3 dwellings per acre is consistent with the density recommended by the Northwest County Sector Plan.
B. Effects of Proposal
1. The PR zone would permit residential development similar to that approved for other RA zoned property in the area.
2. PR zoning at a low density designation is compatible with the surrounding residential uses and zoning.
3. Maximum development under PR zoning at 3 du/ac would add 30 housing units, generate approximately 300 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 14 children.
C. Conformity with the General Plan and Sector Plan
1. PR zoning at the density requested will permit consideration of uses compatible with surrounding development and the water, sewer and street system available to serve the site.
2. Other Agriculturally zoned property in the area could be rezoned to PR at 1 to 3 du/ac and stay within the policies and guidelines of the adopted plans for the area.
3. This zoning change will help to strengthen the emerging low density residential character of the area.

MPC Action: Approved MPC Meeting Date: 11/14/2002

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: 11/14/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 12/16/2002 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: