

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: 12-P-04-RZ **Related File Number:**
Application Filed: 11/22/2004 **Date of Revision:**
Applicant: FRED LONG CONSTRUCTION
Owner:

PROPERTY INFORMATION

General Location: Northwest side Snyder Road, southwest of Lovell Road
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: Detached, single-family residential subdivision **Density:** 2 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low density residential
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: 10929 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: Knox County Commission denied a request in November, 2004, for PR zoning at 1-4 du/ac. (10-L-04-RZ)
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. MPC approved PR zoning at 1 to 3 du/ac on 10/14/04 (10-L-04-RZ), but the request was denied at Knox County Commission on 11/15/04.

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 2 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. MPC approved PR zoning at 1 to 3 du/ac on 10/14/04 (10-L-04-RZ), but the request was denied at Knox County Commission on 11/15/04. The applicant had originally requested up to 4 du/ac, but has now reduced the request to 2 du/ac.
3. PR zoning at 1 to 2 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and is less dense than that which was approved on the properties to the southeast and southwest. The requested density is appropriate considering the topography of the site, which includes slopes of up to 22%.
4. 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 requested density, up to 48 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 480 vehicle trips per day to the street system and about 34 children under the age of 18 to the school system.
3. 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: 12/9/2004

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 2 dwelling units per acre

Date of MPC Approval: 12/9/2004

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: 1/24/2005

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: