

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-F-15-RZ **Related File Number:**
Application Filed: 12/5/2015 **Date of Revision:**
Applicant: FIRST KNOX REALTY, LLC

PROPERTY INFORMATION

General Location: East side Snyder Rd., north side Outlet Dr.
Other Parcel Info.:
Tax ID Number: 130 174 **Jurisdiction:** County
Size of Tract: 13.36 acres
Accessibility: Access is via Snyder Rd., a minor collector street with 20' of pavement width within 50' of right-of-way, or Outlet Dr., a 3 lane, major collector street with 36' of pavement width within 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:** 12 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MDR
Growth Policy Plan: Urban Growth Area (Farragut)
Neighborhood Context: This area just north of I-40/75 is developed with a mix of uses, including low and medium density residential, office and commercial. The site is located about a half mile east of the N. Campbell Station Rd//I-40-75 interchange, which is developed primarily with commercial uses.

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

Street: 11616 Snyder Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) at up to 6.5 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) at up to 12 du/ac
Previous Requests: PR zoning and density and MDR plan designation were approved by MPC in 2007 (3-E-07-RZ/3-B-07-S)
Extension of Zone: Yes, extension of PR zoning density from the east
History of Zoning: A sector plan amendment to MDR and rezoning to PR at current density were approved for this property in 2007 (3-E-07-RZ/3-B-07-SP).

PLAN INFORMATION (where applicable)

Current Plan Category:

have a minimal impact on adjacent properties.

3. Public water and sanitary sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes medium density residential uses for this property, consistent with the requested PR zoning at up to 12 du/ac.

2. The site is located within the Urban Growth Area of Farragut on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Town of Farragut has been notified of this request and has not presented any objections to this proposal.

3. Approval of this request does not appear to violate policies of any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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.

Action: Approved **Meeting Date:** 2/12/2015

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE PR (Planned Residential) zoning at a density up to 12 dwelling units per acre.

Date of Approval: 2/12/2015 **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: 3/23/2015

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: