

# 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:** 2-M-06-RZ                      **Related File Number:**  
**Application Filed:** 1/12/2006              **Date of Revision:**  
**Applicant:** FRED LONG CONSTRUCTION  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Snyder Rd., west of Lovell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 034                      **Jurisdiction:** County  
**Size of Tract:** 24.3 acres  
**Accessibility:** Access is via Snyder Dr., a local street with 19' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential subdivision                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with rural residential and subdivision development under Agricultural, RA and PR 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:** PR (Planned Residential) 1 to 2  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) 1 to 2.5  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned PR at 2du/ac in 2004. (5-R-04-RZ)

### 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 2.5 du/ac.

Staff Recomm. (Full): PR at 2.5 du/ac. is consistent with surrounding residential zoning and development densities and will permit attached residential development of the site in a manner that is compatible with the slope of the property and the scale and intensity of the surrounding development and zoning pattern. The sector plan proposes low density residential uses for this site.

Comments: This increase in density results from the applicant changing the plan of this development from single family detached housing to attached units. When the grading of the site was completed it was determined this change was desirable to reduce the roadway requirements and leave the steeper portion of the site in open space.

### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR increase in density from 2 to 2.5 du/ac will permit the previously approved development plan for detached single family subdivision to be converted to attached units as shown on the attached site plan.
2. PR zoning requires development plan review and approval prior to development of the property. During this review, issues resulting from changing from the previously approved plan to his plan, such as traffic, drainage, lot layout and other development concerns, can be addressed.
3. The PR zone density increase will allow development compatible with both the site's slope constraints, the surrounding residential uses and have minimal impact on surrounding properties.

### THE EFFECTS OF THE PROPOSAL

1. Public water utilities are available to serve the site. Public sewer will have to be extended either from the southeast from development along Lovell Rd., or from the northeast (about 2300 feet), at Lovell Rd. and Snyder Rd. (Lovell View Subdivision).
2. The 2.5 density requested would allow up to up to 60 units to be proposed in place of the 47 lot subdivision previously approved. The increased number of attached units will generate 480 vehicle trips per day and 15 school aged children to the 47 detached homes ADT of 470 trips and 33 school aged children, while providing more open space
3. The proposed zoning density increase would have a minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recently updated Northwest County Sector Plan proposes low density residential uses for this site.
2. This site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. As sewer is extended for this subdivision, there may be future requests for low density residential zoning in this area, consistent with the Planned Growth designation and low density residential sector plan proposal along Snyder Rd.

If approved, this item will be forwarded to Knox County Commission for final action. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

MPC Action: Approved

MPC Meeting Date: 2/9/2006

Details of MPC action:

**Summary of MPC action:** APPROVE PR (Planned Residential) at a density of up to 2.5 dwelling units per acre

**Date of MPC Approval:** 2/9/2006

**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:** 3/27/2006

**Date of Legislative Action, Second Reading:** 4/17/2006

**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:**