

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: 3-C-07-RZ **Related File Number:**
Application Filed: 2/2/2007 **Date of Revision:**
Applicant: G & R SNYDER DEVELOPMENT LTD, LLP

PROPERTY INFORMATION

General Location: Northeast side Harvey Rd., north of Choto Rd.
Other Parcel Info.: 1214 & 1304 Harvey Rd.
Tax ID Number: 162 043, 045 **Jurisdiction:** County
Size of Tract: 8 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:** LDR
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:
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, from the north, south and east.
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:

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: Kelley Schlitz

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. These two parcels will be combined with three adjoining parcels that were rezoned to PR in November of 2006 (11-L-06-RZ). 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 A 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.
3. These two parcels will be combined with adjoining parcels that were rezoned to PR in 2006 in order to develop a low density residential subdivision.

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 16 residential lots, 160 vehicle trips per day to the road system and about 14 school aged children to area schools. Once combined with the previously approved parcels (044, 044.01 & 044.02), the development will be approximately 20 acres. At maximum development, this request will add 40 residential lots, 400 vehicle trips per day to the road system and about 34 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.

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: 3/8/2007

Details of MPC action:

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

Date of MPC Approval: 3/8/2007

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: 4/16/2007

Date of Legislative Action, Second Reading: 5/29/2007

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: