

# 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:** 3-E-07-RZ                      **Related File Number:** 3-B-07-SP  
**Application Filed:** 2/5/2007              **Date of Revision:**  
**Applicant:** MICHAEL ALLEN

### PROPERTY INFORMATION

**General Location:** Northeast side of Snyder Rd., north of Hayes Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 174                      **Jurisdiction:** County  
**Size of Tract:** 14.25 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Condominiums                      **Density:** 8 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Farragut)  
**Neighborhood Context:**

### 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:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### 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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning.  
APPROVE a density up to 6.5 du/ac. (Applicant reduced the density requested from 8 to 6.5 du.ac.)

Staff Recomm. (Full):

PR zoning at this density is consistent with the density assigned to the adjoining PR zoned site, and is compatible with surrounding development and zoning that includes commercial zoning and uses. The sector plan proposes low density residential use for this site.

Comments:

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at a density of up to 6.5 du/ac will allow residential development that is compatible with the low density residential uses in the area as well as the commercial development and zoning pattern.
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development concerns can be addressed.
3. PR zoning will allow development similar to surrounding residential uses that include large and small lot residential developments.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. The proposed rezoning would allow consideration of a development with a maximum of 93 dwelling units. Approximately 930 new vehicle trips would be generated, and approximately 23 school-aged children would be added to the school system.
3. The PR zoning at up to 6.5 density would impact Snyder Rd with additional traffic; however, a new road connecting Snyder Rd. with Lovell Rd. is planned for this area which may ease this impact.
4. The Town of Farragut has plans to improve and extend Hayes Ln. to connect with Lovell Rd. The proposed right-of-way needed along this site will need to be provided, or reserved, as part of the development approval process required under the PR zone. (See attached letter from the Farragut Town Planner.)

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The MDR Northwest County Sector Plan amendment is necessary to zone this site PR at a density up to 8 du/ac.
2. The site is located within the Planned Growth Area of 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 6.5 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:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**