

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: 5-B-06-RZ **Related File Number:**
Application Filed: 3/14/2006 **Date of Revision:**
Applicant: HAROLD T. FOSTER
Owner:

PROPERTY INFORMATION

General Location: Southeast side Snyder Rd., northeast side Kelley Farm Way
Other Parcel Info.:
Tax ID Number: 130 163.11 **Jurisdiction:** County
Size of Tract: 1.47 acres
Accessibility: Access is via Snyder Rd., a minor collector street with 19' of pavement width within 70' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Subdivide property **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with low density and rural residential dwellings under A, PR and RA zoning.

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

Street: 1144 Kelley Farm Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of RA from the north
History of Zoning: None noted

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 RA (Low Density Residential) zoning.

Staff Recomm. (Full): RA zoning is compatible with the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. There are several low density residential subdivisions in the vicinity of this site, zoned PR and RA.
3. The RA zoning will allow the 1.47-acre property to be subdivided into lots of no less than 10,000 square feet in area, which would allow the property to be subdivided into up to 6 lots for residential development, subject to providing sanitary sewer and a legal means of access to each lot. The minimum lot size is 20,000 square feet with no sewer, subject to approval by the Knox County Health Department. Any square footage that is used only for access, such as an easement, does not count toward the minimum lot size requirements.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
2. This proposal will have minimal impact on schools. The impact to the street system will depend on the number of lots proposed. Because of the curve on Snyder Rd. to the west of this site, sight distance is limited from the northwest corner of the site where Kelley Farm Way currently connects with Snyder Rd. Adequate sight distance will need to be certified on the plat in order to further subdivide this property. It appears that required sight distance on Snyder Rd. can be achieved from the northeast corner of the site.
3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties should be minimal.
4. In order to subdivide the subject property, the applicant will be required to dedicate right of way along Snyder Rd., as part of the platting process. The Knoxville-Knox County Major Road Plan requires a dedication of 30 feet from the centerline of the right of way in this section of Snyder Rd. If access to additional lots is proposed from the existing Kelley Farm Way, the driveway will need to be brought into compliance with the current requirements of the Knoxville-Knox County Subdivision Regulations.

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 could generate similar requests for RA or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

Upon final approval of the rezoning, the developer will be required to submit a final plat prior to further subdivision and development of the property. The plat will show the property's proposed subdivision and means of access.

MPC Action: Approved

MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action: APPROVE RA (Low Density Residential)

Date of MPC Approval: 5/11/2006

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: 6/26/2006

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: