

# 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:** 5-R-04-RZ                      **Related File Number:**  
**Application Filed:** 4/12/2004              **Date of Revision:**  
**Applicant:** DAVID AND ANGELA WHALEY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Snyder Rd., west of Lovell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 117 105                      **Jurisdiction:** County  
**Size of Tract:** 1.87 acres  
**Accessibility:** Access is via Snyder Rd., a minor collector street with 50' of right of way and 19' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Detached single family subdivision                      **Density:** 3 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with rural residential dwellings under primarily Agricultural zoning. One large property has been zoned PR, and there is an RA zoned property in the vicinity.

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

**Street:** 11004 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:** MPC approved PR on property to the south and east on 1/8/04 (1-M-04-RZ).  
**Extension of Zone:** Yes, extension of PR from the southeast and northeast.  
**History of Zoning:** MPC approved PR @ 1-3 du/ac on adjacent parcels on 1/8/04 (1-M-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:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 3 du/ac.

**Staff Recomm. (Full):** PR is a logical extension of zoning from the northeast and southeast and will permit residential development that is compatible with the scale and intensity of the surrounding development and zoning pattern. The sector plan proposes low density residential uses for this site.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is being added to the three parcels to the northeast and southeast that were previously rezoned for the development of a detached single family subdivision.
2. PR zoning requires development 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. The PR zoning will allow development compatible with 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. At the recommended density, up to 5 additional lots could be proposed for the subdivision, which would generate about 50 additional vehicle trips per day and add about 4 children under the age of 18 to the school system.
3. There is a hill crest on Snyder Rd. to the northeast of the site, which may affect sight distance. Adding this property to the adjacent tracts should help to get the required sight distance, which will have to be certified in both directions on Snyder Rd. prior to plan approval.
4. If more than 75 lots are proposed, a traffic study will be required as part of the use on review / concept plan submittal.
5. The proposed zoning and density 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 on June 28, 2004. 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:** 5/13/2004

**Details of MPC action:**

**Summary of MPC action:** APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 5/13/2004

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: 6/28/2004

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: