

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: 6-H-05-RZ **Related File Number:**
Application Filed: 5/9/2005 **Date of Revision:**
Applicant: JAMES R. WHITE
Owner:

PROPERTY INFORMATION

General Location: Southwest side Snyder School Rd., southeast side of Black Rd.
Other Parcel Info.:
Tax ID Number: 130 135, 137 **Jurisdiction:** County
Size of Tract: 11.5 acres
Accessibility: Access is via Snyder School Rd., and Black Rd., both minor collector streets with 19' to 20' pavement widths within 40' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Single family detached residential **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Agricultural / Rural Residential
Growth Policy Plan: Rural Area
Neighborhood Context: This sloping site is located in an area of residential development that has occurred under RA and A 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: No
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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 dwellings per acre

Staff Recomm. (Full): PR zoning at 1 to 3 dwellings per acre is compatible with surrounding residential uses that includes quarter acre residential subdivision lots as well as acreage tracts. The sector plan proposes rural residential use for this site with low density residential uses across Snyder School Rd to the east. This is a logical extension of the LDR designation to the west since the site is served by a minor collector street and has water and sewer service available from First Utility District.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A and RA zoning.
2. PR zoning at 1 to 3 du/ac is compatible with the scale and intensity of the surrounding residential development and zoning pattern. Other properties zoned RA along Snyder School Rd and Snyder Rd. have been developed at up to 3 du/ac. This is a logical extension of the LDR designation to the west.
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.
4. The site fronts on a minor collector street across from low density residential development zoned RA.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site. The applicant has provided a letter from the utility provider that says the costs to extend water and sewer lines will be the responsibility of the developer.
2. At the maximum density, up to 34 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 340 vehicle trips per day to the street system and about 19 children under the age of 18 to the school system. Cannon and Cannon Engineering firm has submitted the attached letter stating that the existing streets can accommodate the projected traffic volumes.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes rural residential uses for the site, although it is across Snyder School Rd. from LDR designation and RA zoning that is consistent with this proposal. The staff is recommending th PR zoning as a logical extension of the LDR designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in this area in the future on properties.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved

MPC Meeting Date: 6/9/2005

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: 6/9/2005

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: 7/25/2005

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: