CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 7-L-05-UR Related File Number: 7-SE-05-C

Application Filed: 6/13/2005 **Date of Revision:**

Applicant: JAMES R. WHITE

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W W W • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southwest side of Snyder School Rd., southeast side of Black Rd., and west side of Snyder Rd.

Other Parcel Info.:

Tax ID Number: 130 135 & 137 Jurisdiction: County

Size of Tract: 11.98 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached single-family subdivision Density: 2.50 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR extension

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 11505 Snyder Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) Pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 30 detached single-family dwellings on individual lots subject

to 3 conditions.

Staff Recomm. (Full):

1. Approval of the PR (Planned Residential) zoning at a density of 1-3 du/ac by Knox County

Commission (6-H-05-RZ).

2. Meeting all applicable requirements of the approved concept subdivision plan.

3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other

criteria for approval of a Use-on-Review.

Comments: EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND

THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.

- 2. The proposed detached single-family subdivision at a density of 2.50 du/ac, is consistent in use and density (up to 3 du/ac) with the requested rezoning. Other subdivision development in the area has occurred under the PR zoning regulations at approved densities of 1 3 du/ac.
- 3. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate, Middle and High Schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for agricultural/rural residential uses. During the rezoning review, it was determined that with access to minor collector streets and being directly across Snyder School Rd. from a low density residential area, the proposed low density residential development was a logical extension of the low density residential designation of the Sector Plan. The PR zoning recommended by the Planning Commission would allow a density of up to 3 du/ac. At a proposed density of 2.50 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.
- 2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved MPC Meeting Date: 7/14/2005

Details of MPC action:1. Approval of the PR (Planned Residential) zoning at a density of 1-3 du/ac by Knox County Commission (6-H-05-RZ).

2. Meeting all applicable requirements of the approved concept subdivision plan.

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criteria for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for up to 30 detached single-family dwellings on individual lots subject

to 3 conditions.

Date of MPC Approval: 7/14/2005 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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