

# 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:** 8-N-04-RZ                      **Related File Number:**  
**Application Filed:** 7/12/2004              **Date of Revision:**  
**Applicant:** S & E PROPERTIES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Snyder Rd., northwest of Brackfield Acres Way  
**Other Parcel Info.:**  
**Tax ID Number:** 117 107                      **Jurisdiction:** County  
**Size of Tract:** 2.5 acres  
**Accessibility:** Access is via Snyder Rd., a minor collector street with 18' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** 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 site is located within an area of rural and low density residential development that has occurred under A, RA and PR zoning.

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

**Street:** 11101 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:** Property was zoned PR on 1/9/03 (1-Q-03-RZ) and zoned back to A on 5/8/03 (5-H-03-RZ).  
**Extension of Zone:** Yes, extension of PR from the north.  
**History of Zoning:** MPC approved PR zoning at 1-3 du/ac for this property on 1/9/03 (1-Q-03-RZ), then approved it to go back to A zoning on 5/8/03 (5-H-03-RZ). MPC approved PR zoning at 1-3 du/ac for the adjacent 10 acre property (parcel 106) on 11/14/02 (11-Q-02-RZ).

### PLAN INFORMATION (where applicable)

**Current Plan Category:**



**Date of Legislative Action:** 9/27/2004

**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:**