CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-N-04-RZ Related File Number:

Application Filed: 7/12/2004 Date of Revision:

Applicant: S & E PROPERTIES

Owner:



Suite 403 • City County Building 4 0 0 Main Street 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: 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:

1/31/2007 02:19 PM Page 1 of 3

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 north and is consistent with the sector plan proposal for the

property. The property was already approved for PR zoning in 2003, but was requested to be zoned

back to Agricultural later that year.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

1. The property was rezoned from A to PR in 2003, but the applicant requested for it to be rezoned

back to Agricultural later in that year, which was approved.

2. PR at a density of 1 to 3 du/ac is a logical extension of zoning from the north and is compatible with

the scale and intensity of the surrounding development and zoning pattern.

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. A concept / use on review plan has been submitted for review and is also on the August 12, 2004 MPC agenda (8-SH-04-C/8-I-04-UR).

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve this site.
- 2. At the recommended density, up to 7 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 70 vehicle trips per day to the street system and about 8 children under the age of 18 to the school system. Adequate sight distance of 300 feet on Snyder Rd, will have to be certified on the development plans from the proposed access road for the subdivision. The addition of this parcel to the overall PR-zoned tract will increase the chance to achieve adequate sight distance.
- 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 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 may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan.

MPC Action: Approved MPC Meeting Date: 8/12/2004

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: 8/12/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: **Knox County Commission**

1/31/2007 02:19 PM Page 2 of 3 Date of Legislative Action: 9/27/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 02:19 PM Page 3 of 3