

▶ **FILE #:** 2-M-06-RZ

AGENDA ITEM #: 63

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** FRED LONG CONSTRUCTION

OWNER(S): ALEX SCHUBERT

TAX ID NUMBER: 118 034

JURISDICTION: County Commission District 5

▶ **LOCATION:** Northwest side Snyder Rd., west of Lovell Rd.

▶ **APPX. SIZE OF TRACT:** 24.3 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Snyder Dr., a local street with 19' of pavement within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

▶ **PRESENT ZONING:** PR (Planned Residential) 1 to 2

▶ **ZONING REQUESTED:** PR (Planned Residential) 1 to 2.5

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential subdivision

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was zoned PR at 2du/ac in 2004. (5-R-04-RZ)

SURROUNDING LAND USE AND ZONING: North: Vacant land /A Agricultural

South: Residences / A and RA Residential

East: Vacant land / PR Residential

West: Residences and vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: This area is developed with rural residential and subdivision development under Agricultural, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
 APPROVE a density of 1 to 2.5 du/ac.**

PR at 2.5 du/ac. is consistent with surrounding residential zoning and development densities and will permit attached residential development of the site in a manner that is compatible with the slope of the property and the scale and intensity of the surrounding development and zoning pattern. The sector plan proposes low density residential uses for this site.

COMMENTS:

This increase in density results from the applicant changing the plan of this development from single family detached housing to attached units. When the grading of the site was completed it was determined this change was desirable to reduce the roadway requirements and leave the steeper portion of the site in open space.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR increase in density from 2 to 2.5 du/ac will permit the previously approved development plan for detached single family subdivision to be converted to attached units as shown on the attached site plan.
2. PR zoning requires development plan review and approval prior to development of the property. During this review, issues resulting from changing from the previously approved plan to his plan, such as traffic, drainage, lot layout and other development concerns, can be addressed.
3. The PR zone density increase will allow development compatible with both the site's slope constraints, the surrounding residential uses and have minimal impact on surrounding properties.

THE EFFECTS OF THE PROPOSAL

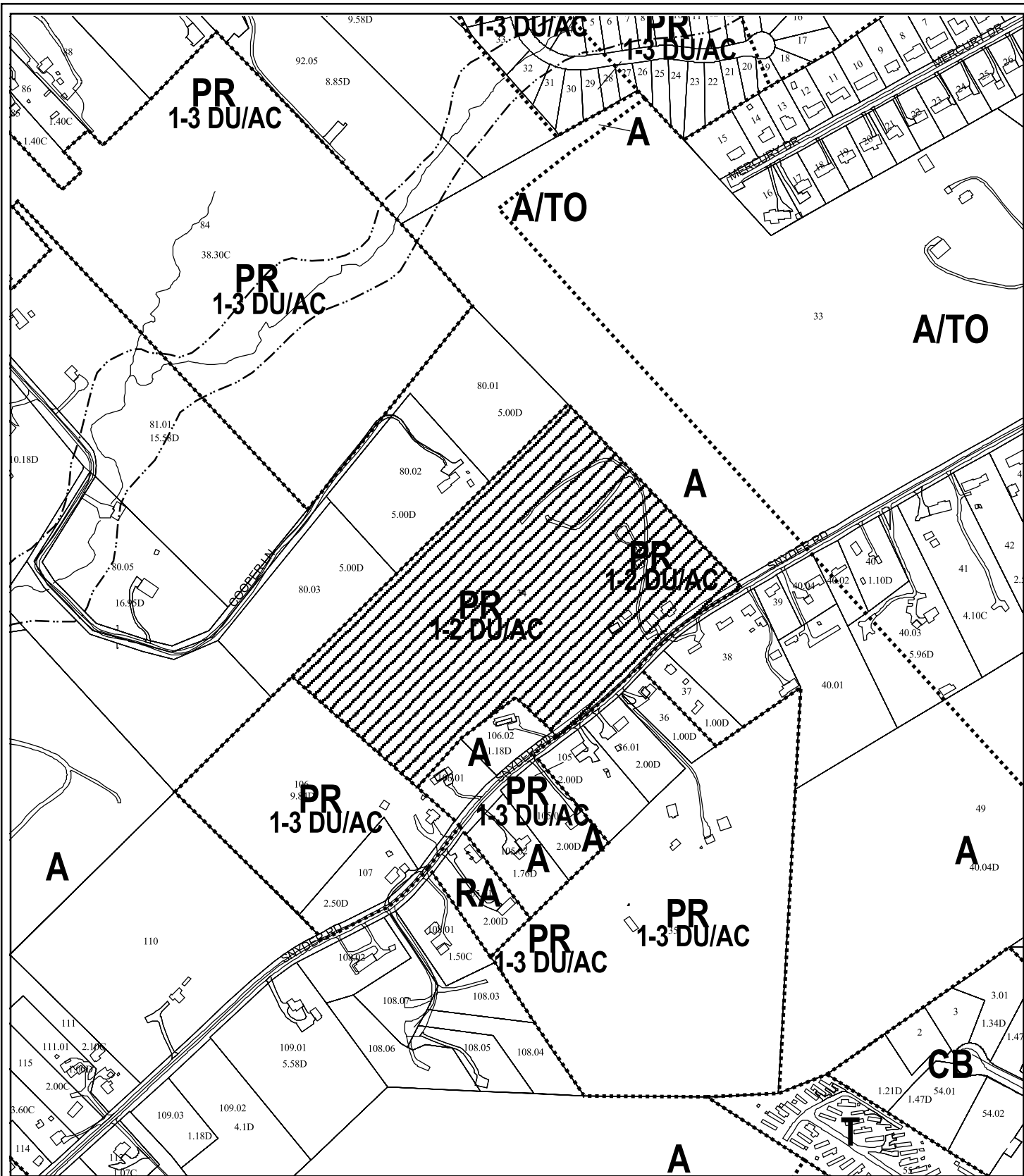
1. Public water utilities are available to serve the site. Public sewer will have to be extended either from the southeast from development along Lovell Rd., or from the northeast (about 2300 feet), at Lovell Rd. and Snyder Rd. (Lovell View Subdivision).
2. The 2.5 density requested would allow up to up to 60 units to be proposed in place of the 47 lot subdivision previously approved. The increased number of attached units will generate 480 vehicle trips per day and 15 school aged children to the 47 detached homes ADT of 470 trips and 33 school aged children, while providing more open space
3. The proposed zoning density increase 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. 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.

If approved, this item will be forwarded to Knox County Commission for action on 3/27/2006. 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.



**2-M-06-RZ
REZONING**

Petitioner: Fred Long Construction

Map No: 118

Jurisdiction: County



From: PR (Planned Residential) 1 to 2
To: PR (Planned Residential) 1 to 2.5

Original Print Date: 01/20/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

