

▶ **FILE #:** 11-L-06-RZ

AGENDA ITEM #: 86

AGENDA DATE: 11/9/2006

▶ **APPLICANT:** G & R SNYDER DEVELOPMENT LTD, LLP

OWNER(S): SAME

TAX ID NUMBER: 162 044, 04401, 04402

JURISDICTION: County Commission District 5

▶ **LOCATION:** Northeast side Harvey Rd., northeast of Choto Rd.

▶ **APPX. SIZE OF TRACT:** 12 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Harvey Rd., a major collector street with 20' of pavement within a 50' right-of-way

UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Residential subdivision

DENSITY PROPOSED: 2 du/ac.

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned PR for low density residential development in recent years.

SURROUNDING LAND USE AND ZONING:
 North: Residences and vacant land A and PR Residential
 South: Residences and vacant land A and PR Residential
 East: Residences / PR Residential
 West: Residences / A Agricultural

NEIGHBORHOOD CONTEXT: This underdeveloped site is located in the midst of single family subdivision development that has occurred under PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.**
APPROVE a density up to 2 du/ac.

PR zoning at up to 2 du/ac. is compatible with surrounding residential development although it is going to leave two long narrow pieces of A zoned property along either side of this site. The sector plan proposes low density residential use for the property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under Agricultural and PR zoning.
2. PR zoning at up to 2 du/ac. is compatible with the surrounding development and zoning pattern, and is consistent with the sector plan proposal for the property.

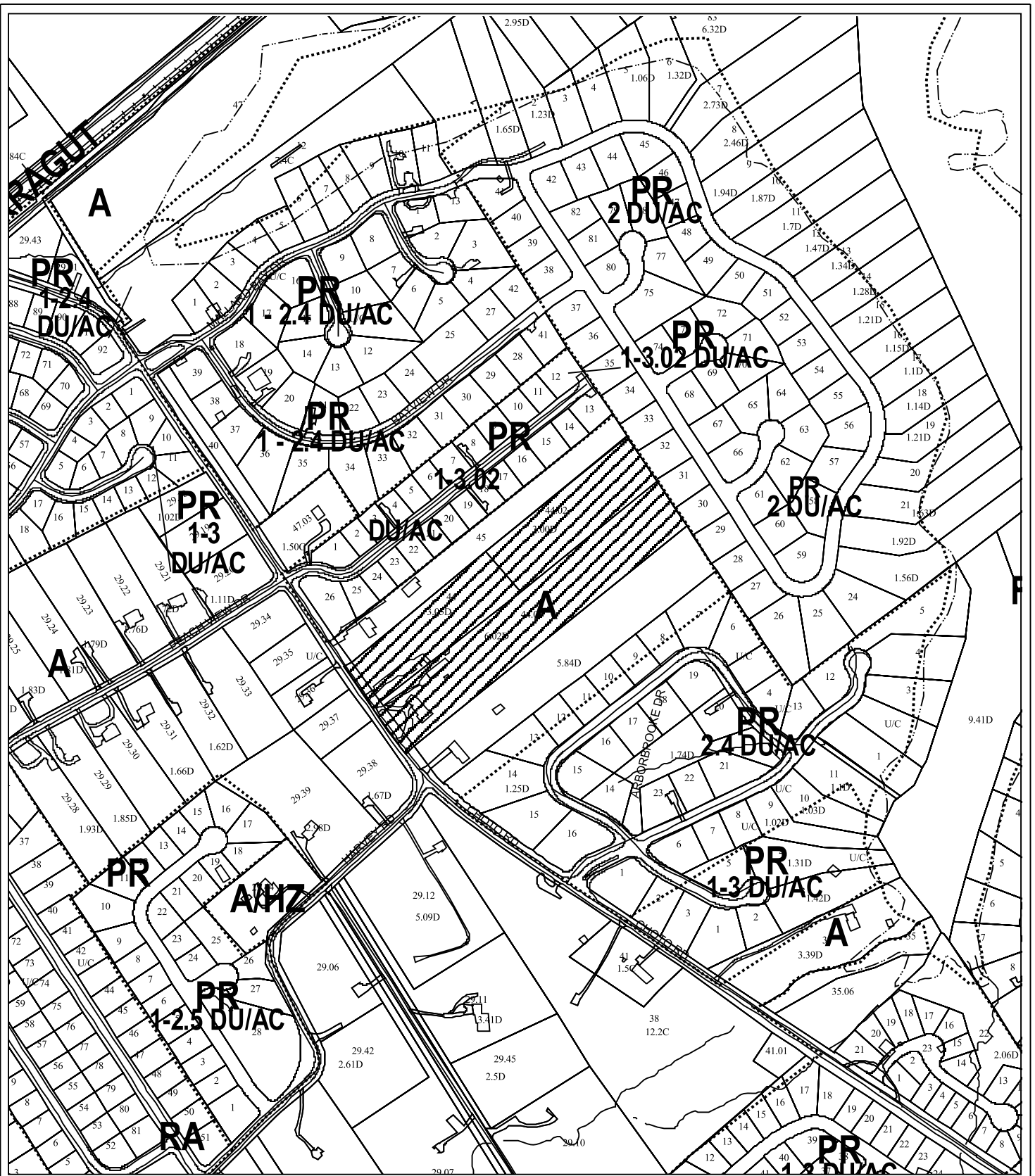
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At maximum development, this request will add 24 residential lots, 240 vehicle trips per day to the road system and add approximately 20 school aged children to area schools.
3. The proposed PR zoning will require use on review approval by MPC prior to development of the site, which would allow MPC and community evaluation of any potential impacts on surrounding properties, particularly the long narrow lots on either side of this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The southwest County Sector Plan proposes low density residential uses for this property, consistent with the proposal.
2. The site is designated as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knox County Commission for action on 12/18/2006. 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.



11-L-06-RZ
REZONING

Petitioner: G & R Snyder
Development LTD, LLP

Map No: 162

Jurisdiction: County



From: A (Agricultural)
To: PR (Planned Residential)

Original Print Date: 10/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902