

▶ **FILE #:** 3-C-07-RZ

**AGENDA ITEM #:** 68

**AGENDA DATE:** 3/8/2007

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

OWNER(S): G & R SNYDER DEVELOPMENT

TAX ID NUMBER: 162 043, 045

JURISDICTION: County Commission District 5

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

▶ **APPX. SIZE OF TRACT:** 8 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, from the north, south and east.

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 / PR (Planned Residential)  
 South: Residences & vacant land / A (Agriculture) & PR (Planned Residential)  
 East: Residences / PR (Planned Residential)  
 West: Residences / A (Agriculture)

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. These two parcels will be combined with three adjoining parcels that were rezoned to PR in November of 2006 (11-L-06-RZ). 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 A 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.

3. These two parcels will be combined with adjoining parcels that were rezoned to PR in 2006 in order to develop a low density residential subdivision.

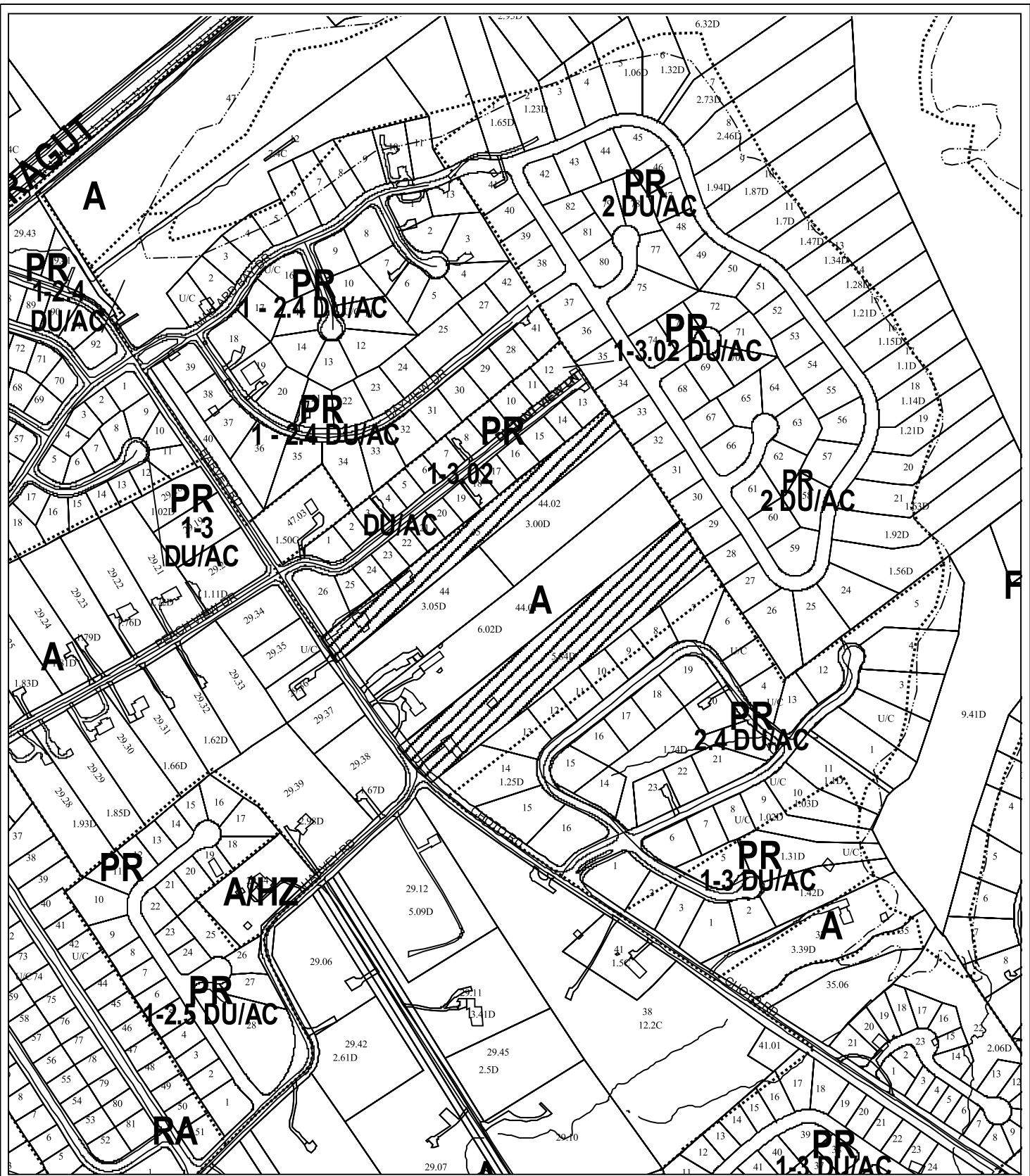
#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At maximum development, this request will add 16 residential lots, 160 vehicle trips per day to the road system and about 14 school aged children to area schools. Once combined with the previously approved parcels (044, 044.01 & 044.02), the development will be approximately 20 acres. At maximum development, this request will add 40 residential lots, 400 vehicle trips per day to the road system and about 34 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.

#### 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 4/23/2007 and 5/29/2007. 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.



**3-C-07-RZ  
REZONING**

Petitioner: G & R Snyder  
Development LTD, LLP  
Map No: 162  
Jurisdiction: County



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

Original Print Date: 02/22/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

