



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 3-E-07-RZ
3-B-07-SP

AGENDA ITEM #: 70
AGENDA DATE: 3/8/2007

▶ **APPLICANT:** MICHAEL ALLEN
OWNER(S): MILLER, MAE (LIFE ESTATE) & SAUSVILLE, JEAN

TAX ID NUMBER: 130 174
JURISDICTION: Commission District 5

▶ **LOCATION:** Northeast side of Snyder Rd., north of Hayes Ln.

▶ **TRACT INFORMATION:** 14.25 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Farragut)

ACCESSIBILITY: Access is via Snyder Rd., a minor collector street with 20' of pavement within a 40' right-of-way.

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

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Condominiums

DENSITY PROPOSED: 8 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residence / LDR/A Agricultural
South: RV Sales / LDR/CA Commercial
East: Residences /LDR/PR Planned Residential @12 du/ac.
West: Residences and storage / Town of Farragut / NZ

NEIGHBORHOOD CONTEXT: This site is part of an older rural residential area that has had urban residential, institutional and commercial development occur within A, RA, PR and CA zones.

STAFF RECOMMENDATION:

▶ **APPROVE MDR (Medium Density Residential) designation**

This medium density residential designation will allow an appropriate range of residential land uses located adjacent to an established commercial use that has developed under CA zoning.

▶ **APPROVE PR (Planned Residential) zoning.**

APPROVE a density up o 6.5 du/ac.(Applicant reduced the density requested from 8 to 6.5 du.ac.)

PR zoning at this density is consistent with the density assigned to the adjoining PR zoned site, and is compatible with surrounding development and zoning that includes commercial zoning and uses. The sector plan proposes low density residential use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at a density of up to 6.5 du/ac will allow residential development that is compatible with the low density residential uses in the area as well as the commercial development and zoning pattern.
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development concerns can be addressed.
3. PR zoning will allow development similar to surrounding residential uses that include large and small lot residential developments.

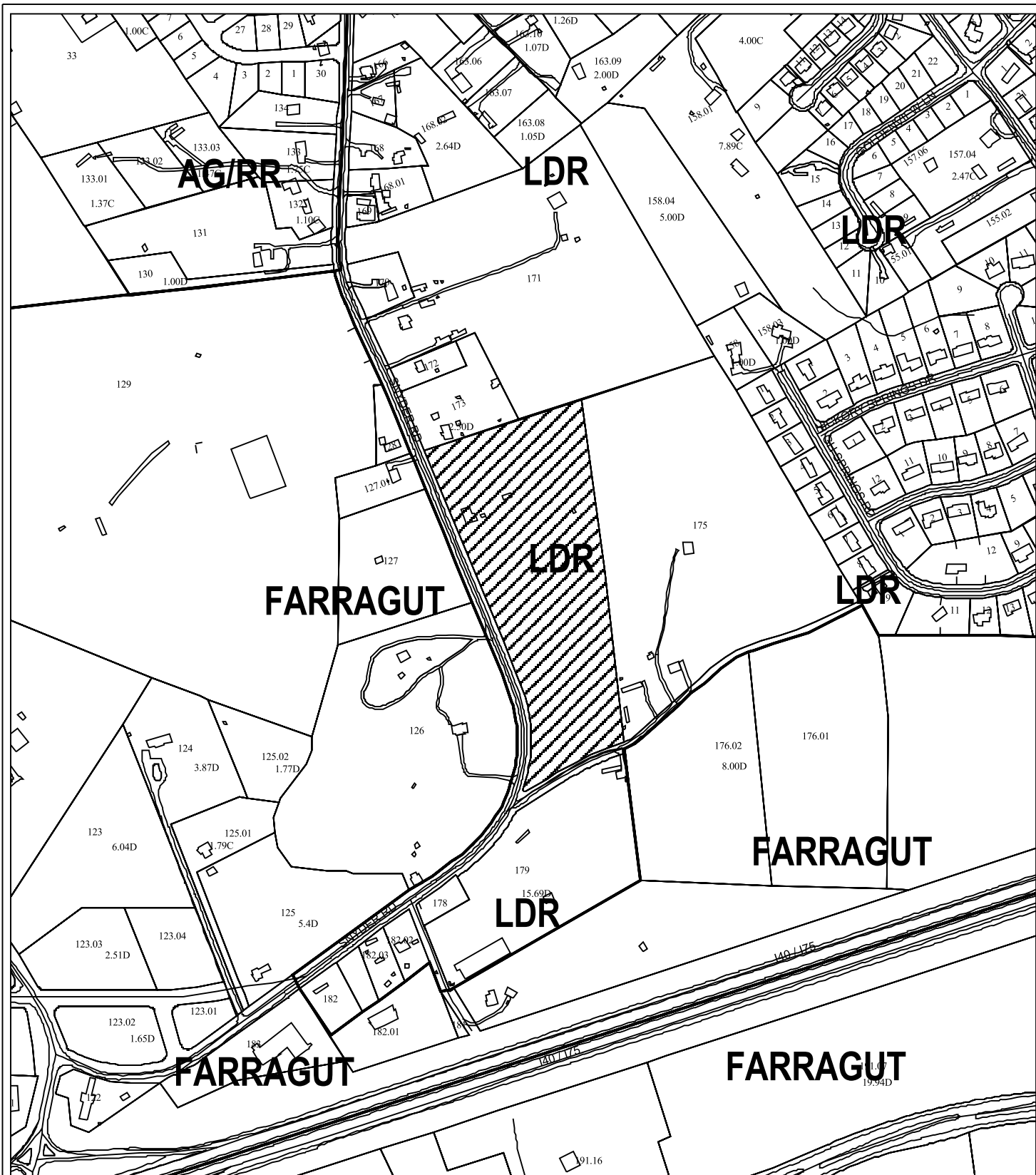
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed rezoning would allow consideration of a development with a maximum of 93 dwelling units. Approximately 930 new vehicle trips would be generated, and approximately 23 school-aged children would be added to the school system.
3. The PR zoning at up to 6.5 density would impact Snyder Rd with additional traffic; however, a new road connecting Snyder Rd. with Lovell Rd. is planned for this area which may ease this impact.
4. The Town of Farragut has plans to improve and extend Hayes Ln. to connect with Lovell Rd. The proposed right-of-way needed along this site will need to be provided, or reserved, as part of the development approval process required under the PR zone.(See attached letter from the Farragut Town Planner.)

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The MDR Northwest County Sector Plan amendment is necessary to zone this site PR at a density up to 8 du/ac.
2. The site is located within the Planned Growth Area of 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. 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.



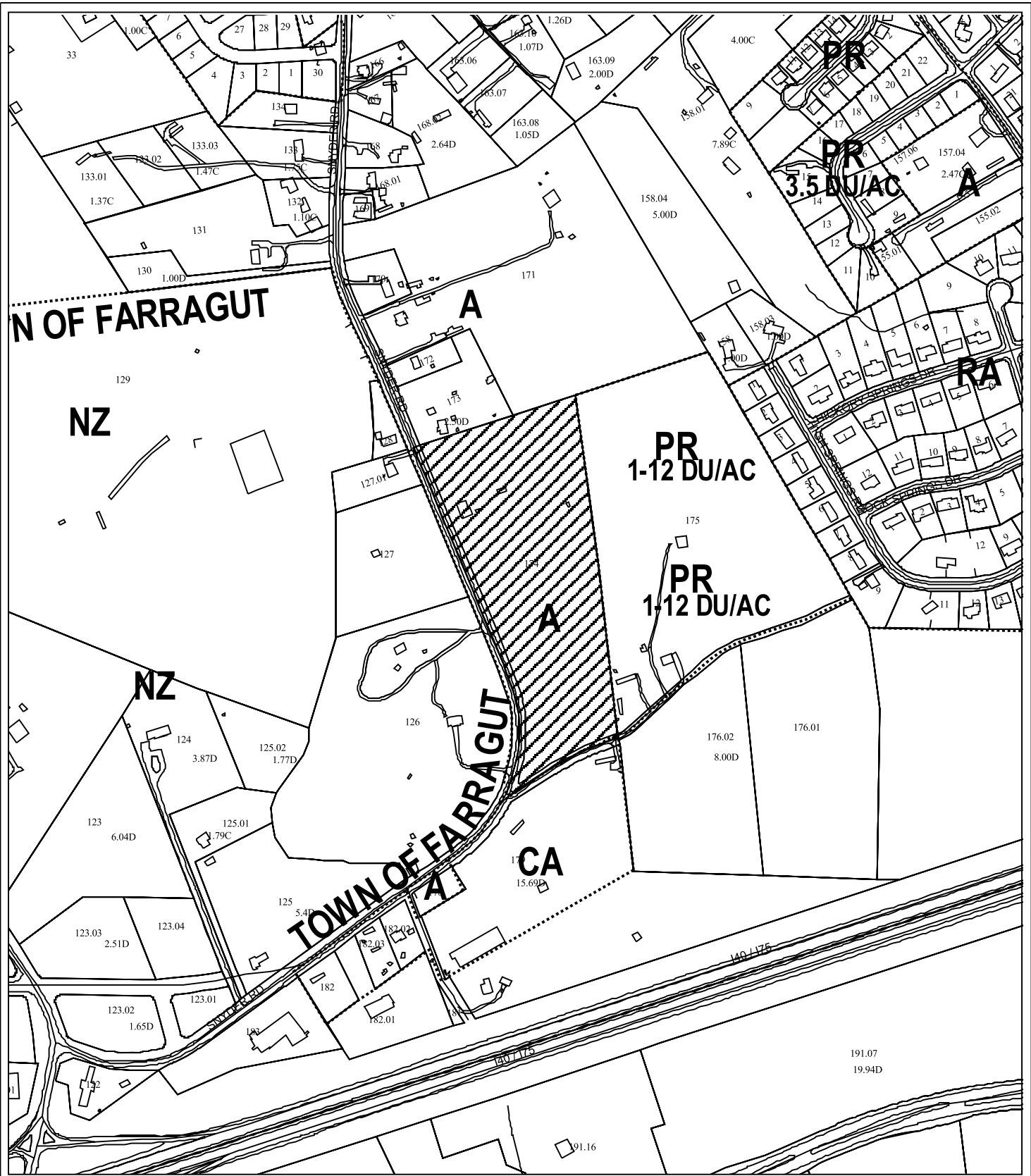
**3-B-07-SP/3-E-07-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Michael Allen
 Map No: 130
 Jurisdiction: County



 From: LDR (Low Density Residential)
 To: MDR (Medium Density Residential)

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



**3-E-07-RZ
REZONING**

Petitioner: Michael Allen

Map No: 130

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



3-B-07-SP/3-E-07-R2

W. Edward Ford, III, *Mayor*
 J. Michael Haynes, *Vice Mayor*
 Daniel C. Olson, *Town Administrator*
 Allison M. Myers, *Town Recorder*



Joel W. Garber, *Alderman*
 Mary Dorothy LaMarche, *Alderman*
 Thomas M. Rosseel, *Alderman*

February 27, 2007

Mr Ken Pruitt
 Knoxville/Knox County
 Metropolitan Planning Commission
 400 Main Street
 City/County Building, Suite 403
 Knoxville, TN 37902
 Fax # 215-2068

SUBJECT: Rezoning request for Parcel 174, Tax Map 130, east of Snyder Road and north of Hayes Lanes

Dear Ken,

Enclosed please find an aerial photo and a GIS map of the above referenced parcel and surrounding area. Also enclosed please find a copy of the Town's approved Major Road Plan for the same area. The long term plan for the area is that Outlet Drive/Hayes Lanes/Snyder Road/Hatmaker Lane will all be connected. This realigned road will also tie into the Campbell Station Road interchange redesign. I have marked on the aerial photo the portions of the road that have already reconstructed. I have also identified the rights-of-way that have also been acquired for this roadway project.

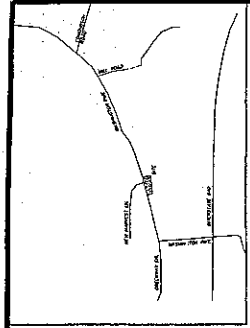
The proposed future alignment of the Outlet Drive/Hayes Lanes/Snyder Road/Hatmaker Lane connector will affect portions of Parcel 174, Tax Map 130. Please consider this letter as notice for this roadway project and that the future plans of Parcel 174 should take this roadway into consideration.

If you have any questions, please call me at 966-7057

Sincerely,

Ruth Viergutz Hawk, AICP
 Community Development Director

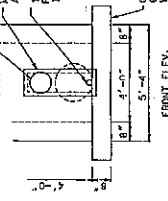
attachments: Aerial photo and GIS map of the above referenced parcel and surrounding area
 Town's approved Major Road Plan for the same area



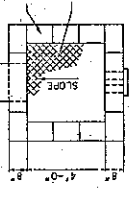
PROPERTY LOCATION

SITE

18" DIA. 120" H. INV. EL. # 581.8
METAL COVER PLATE AS REQUIRED
15" DIA. HOLE FOR FIRST FLUSH
INV. EL. # 589.9
CONCRETE BASE MAT. 6" - 4" X 6" - 4" X 8" THK.
24" CURB
FRONT ELEV.

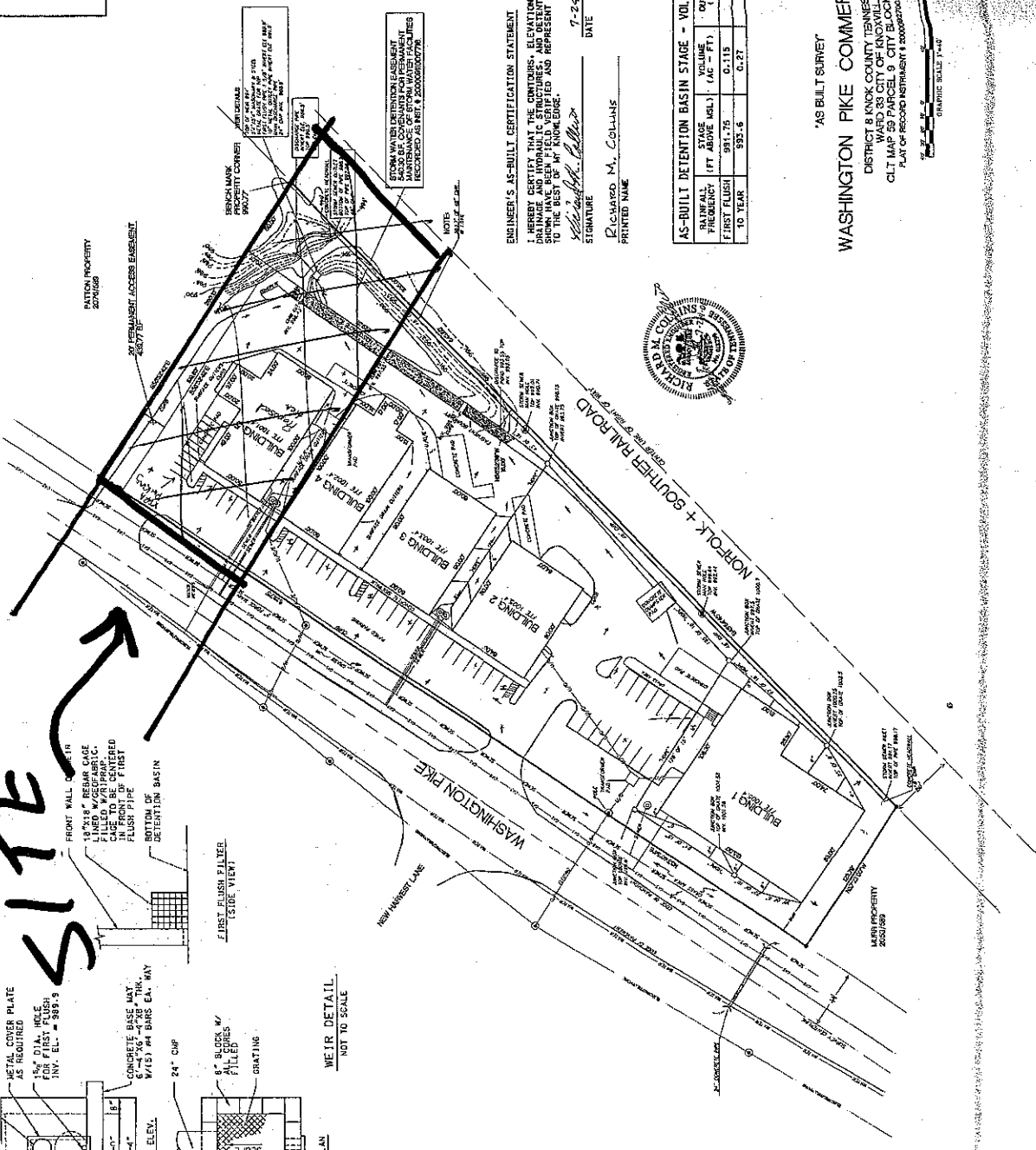


WEIR DETAIL
NOT TO SCALE



FRONT VIEW

PLAN



STORM WATER DETENTION EASEMENT
SHOULD BE COVENANTS FOR PERMANENT RIGHTS
RECORDED AS PER # 20000002770

ENGINEER'S AS-BUILT CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT THE CONTIGUOUS ELEVATIONS, GRADES, LOCATIONS,
DRAINAGE AND HYDRAULIC STRUCTURES, AND DETENTION BASIN VOLUMES
TO THE BEST OF MY KNOWLEDGE.

DATE 7-24-01
SIGNATURE [Signature]
RICHARD M. COLLINS
PRINTED NAME

AS-BUILT DETENTION BASIN STAGE - VOLUME DISCHARGE TABLE

STAGE ELEVATION (FT ABOVE MSL)	VOLUME (CU FT)	DISCHARGE RATE (MGD)	RETENTION TIME (HOURS)
FIRST FLUSH	191.75	0.115	0
TO YEAR	595.5	0.27	3.4
			4.2

WASHINGTON PIKE COMMERCIAL PARK

DISTRICT 8 KNOX COUNTY, TENNESSEE
CLT MAP # 20 PARCEL 9, CITY BLOCK 28975
PLAT OF RECORD INSTRUMENT # 20000002770



DRAWING # 1024

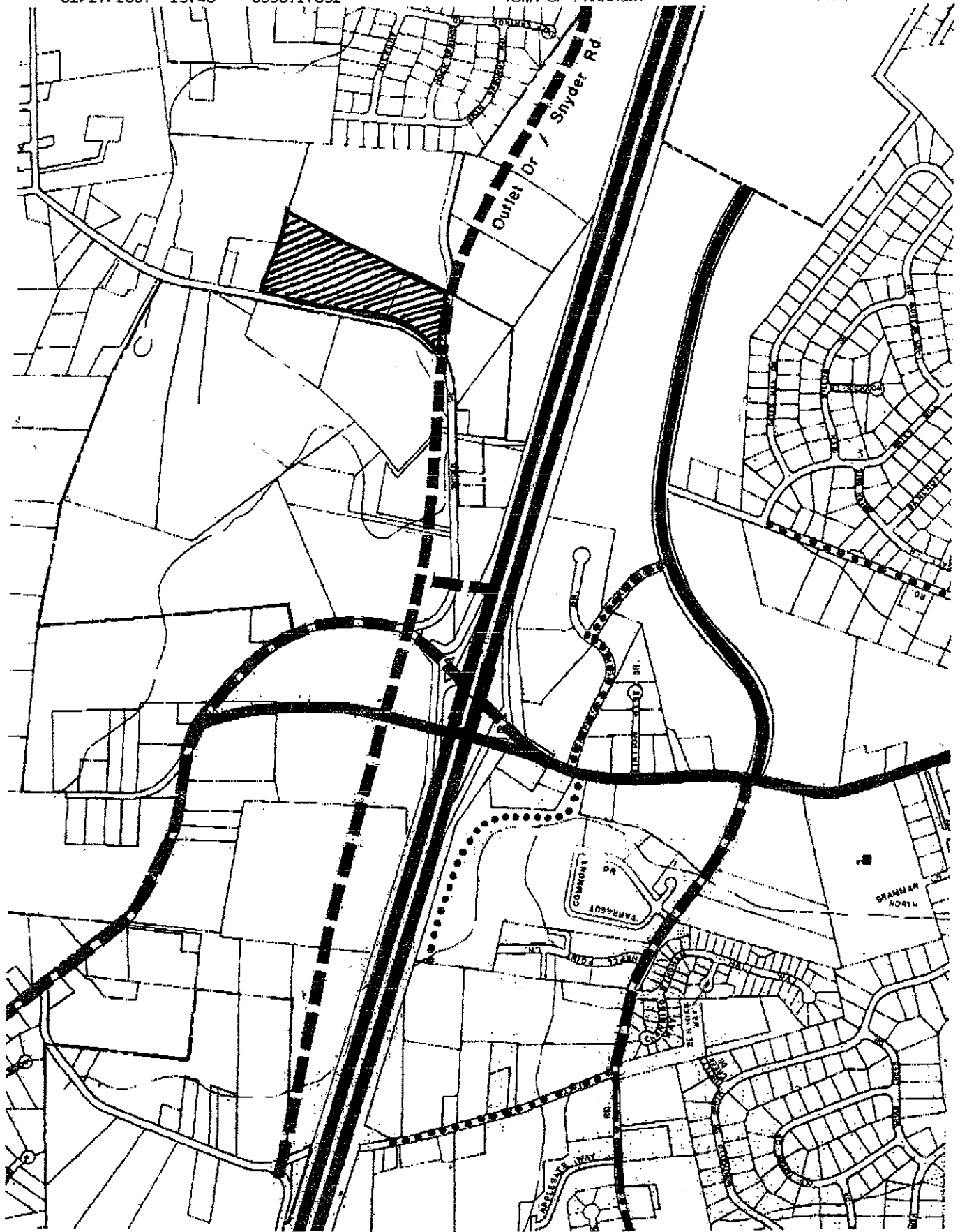
3-5-07-uk

KEY NOTES
1. TYPE AND DRAINAGE EASEMENT INSIDE BOUNDARIES
REFERENCE INSTRUMENT # 2000000202690
2. JED PLAT REFERENCE 200000927022885
3. AREA OF SITE 2.767 ACRES
4. NOTICE FOR COVENANTS FOR MAINTENANCE FOR WATER FACILITIES INST. # 200000010007716

DEVELOPER
LAS IRWIN JANE
P.O. BOX 37786
MEMPHIS, TN 38137

LEGEND
 • PROPERTY BOUNDARY
 ⊙ POWER POLE
 ⊙ STORM SEWER MAN HOLE
 ⊙ MANHOLE IN BOX FOR UNDERGROUND GUTTERS
 ⊙ GAS
 ⊙ WATER
 ⊙ SEWER
 ⊙ UNDERGROUND ELECTRICAL
 ⊙ OVERHEAD ELECTRICAL

RONNIE KEENER
PROFESSIONAL LAND SURVEYOR
STATE OF TENNESSEE
NO. 42969-CLP-0001





ROBERT G. CAMPBELL & ASSOCIATES, L.P.

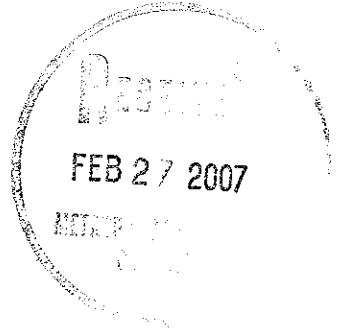
February 26, 2007

7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996
FAX (865) 947-7556
e-mail: Robert.Campbell@rgc-a.com

Ken Pruitt
MPC
Suite 403, City/County Building
400 Main Street
Knoxville, TN 37902

RE: Rezoning of Snyder Road
Allen/Renfro
RGC # 07018

3-B-07-SP
3-E-07-RZ



Mr. Pruitt,

After consulting with my clients on the above referenced matter, we will amend our original request of 8 du/ac to 6.5 du/ac. We intend to do a high quality development and do not want the neighborhood to have the false impression that we are loading up the property beyond what is reasonable.

Even though it appears that we may be able to do the project with less than 6.5 du/ac it gives some flexibility if the market should shift during the process.

Please consider this our formal notice to amend to 6.5 du/ac.

Call me if you have any questions.

Sincerely,

Robert G. Campbell, Jr
Robert G. Campbell, Jr

cc: Clem Renfro
Michael Allen