

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 5-H-03-RZ **Related File Number:**
Application Filed: 4/7/2003 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: North side Snyder Rd., north 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 local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within an area of rural residential and low density residential development that has occurred under Agricultural, 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: PR (Planned Residential)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: Property was zoned PR in January 2003. (1-Q-03-RZ)
Extension of Zone: Yes
History of Zoning: Property was zoned PR in February, 2003 (1-Q-03-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
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:

Staff Recomm. (Abbr.): APPROVE A (Agricultural) zoning

Staff Recomm. (Full): Agricultural zoning is consistent with the scale and intensity of nearby residential uses and zoning. The sector plan proposes low density residential use for the site.

Comments: The site was zoned PR to be included in an adjoining PR development. The development plan for the adjoining property was postponed to the June 12, 2003, meeting. On behalf of the property owner, the applicant is requesting that the property be rezoned back to Agricultural.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The site is developed with a residence consistent with the requirements of the Agricultural zoning.
- 2. Rezoning the property back to Agricultural will not have a negative impact on the surrounding property, since the predominant zoning is also Agricultural.

EFFECTS OF THE PROPOSAL

- 1. The Agricultural zone permits the current residential use of the subject property and allows minor residential modification without undue constraint.
- 2. Agricultural zoning permits residential uses that would be compatible in scale and intensity with the surrounding residential uses.
- 3. Public water and sewer are available to serve this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The sector plan proposes low density residential uses for this site. Agricultural zoning permits less intense residential uses than what the sector plan proposes.
- 2. The Growth Policy Plan designates this site as Planned Growth.

MPC Action: Approved MPC Meeting Date: 5/8/2003

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural)

Date of MPC Approval: 5/8/2003 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 6/23/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: