

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

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File Number: 11-E-17-UR

Related File Number:

Application Filed: 9/25/2017

Date of Revision:

Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: North side Westland Dr, north of Anthem View Ln.

Other Parcel Info.:

Tax ID Number: 144 G A 029.01

Jurisdiction: County

Size of Tract: 0.889 acres

Accessibility: Access is via Westland Dr., a minor arterial with 30 feet of pavement width within 108' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Detached houses

Density: 3.4 du/ac

Sector Plan: Southwest County

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The area is developed with detached residential houses under the A, RA, and PR zones. AL Lotts Elementary School about 500 feet to the east.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 Westland Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Zoned PR up to 4 du/ac in 1988 (5-C-88-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Development Plan for up to 3 detached dwelling units on individual lots, and a reduction of the peripheral setback from 35' to 15' for the side and rear boundary, subject to 6 conditions.

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 3. Meeting all applicable requirements of the Knox County Health Department.
 4. Meeting the Subdivision Name standards of the Knoxville Knox County Minimum Subdivision Regulations (Section 44-101) before final plat approval.
 5. Replacing the existing driveway curb cuts on lots 1 and 2 with new that meet the TDOT Standard Drawing RP-D-15 (attached).
 6. Lots 2 and 3 shall share one driveway curb cut located on lot 2.

With the conditions noted above, this request meets all requirements for approval in the PR, as well as other criteria for approval of a use on review.

Comments: This subject site was originally part of the Woodland Springs subdivision behind but was never proposed as lots. The current proposal is to subdivide this .9 acre site into 3 lots for detached houses. The site is zone PR (planned residential) up to 4 dwelling units per acre and the proposal is a density of 3.4 dwelling units per acre, consistent with the zoning. The property currently has 2 driveway curb cuts on Westland Drive, shown on lots 1 & 2. These driveway accesses can be used but staff is recommending that they be replaced with a driveway design that meets ADA standards. This property is about 400 feet from AL Lotts Elementary School. Lots 2 & 3 will share a driveway access.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposed lot sizes and detached houses are similar to other residential development in the area.
2. The reduced peripheral setback of 15' on the side and rear lot lines are appropriate for this location because it is consistent with nearby residential development. The reduced side peripheral setback will allow the houses to have a similar separation as other houses along Westland Dr, particularly those in Westland Ridge to the west. The reduced rear peripheral setback will be consistent with the rear setback of the adjacent Woodland Springs subdivision, which the subject property used to be part of.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal meets all requirements of the PR zoning as well as the general criteria for approval of a use on review.
2. The proposed houses as shown on the site plan are consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes low density residential use for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 11/9/2017

Details of Action:

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Summary of Action:

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Date of Approval:

11/9/2017

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Board of Zoning Appeals

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: