

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 11-I-06-RZ **Related File Number:**
Application Filed: 10/9/2006 **Date of Revision:**
Applicant: TRENT CONSTRUCTION, LLC
Owner:

PROPERTY INFORMATION

General Location: Southeast side Westland Dr., northwest of Nubbin Ridge Rd.
Other Parcel Info.:
Tax ID Number: 133 C F 007,00701,00702 **Jurisdiction:** County
Size of Tract: 3.4 acres
Accessibility: Access is via Westland Dr., a minor arterial street with 22' of pavement width within 65' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Condominiums **Density:** 5 du/ac.
Sector Plan: West City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area is developed with low to medium density residential uses under RA and PR zoning.

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

Street: 7808 Westland Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of PR from the south, east and west.
History of Zoning: None noted

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of up to 5 du/ac.

Staff Recomm. (Full): PR zoning at up to 5 dwellings per acre is compatible with the surrounding zoning pattern and is consistent with the sector plan proposal found in this area along Westland Dr. The applicant is proposing to construct condominiums on this 3.4 acre site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at up to 5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Other properties in this area are developed with low and medium density residential uses under RA and PR zoning. The 'Highland Point' development to the west is zoned for up to 7 du/ac and is developed at around 5 du/ac. The 'Westminster Place' development to the east is zoned for up to 5 du/ac.
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve this site.
2. At the recommended acreage and density, up to 17 dwelling units could be proposed for the development. The development of the proposed single family detached dwellings would add approximately 170 vehicle trips per day to the street system and about 8 children under the age of 18 to the school system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The PR zoning at up to 5 du/ac is consistent with the West City Sector Plan.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Staff would anticipate that this request may generate similar requests for rezoning in this area in the future, especially on properties in this vicinity on the south side of Westland Dr.

Upon final approval of the rezoning, the developer will be required to submit a use on review and possibly a concept development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 11/9/2006

Details of MPC action:

Summary of MPC action: Withdrawn

Date of MPC Approval: Date of Denial: Postponements:

Date of Withdrawal: 11/9/2006 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/18/2006

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: