

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: 11-P-05-RZ **Related File Number:**
Application Filed: 10/12/2005 **Date of Revision:**
Applicant: GARY D. ANDREWS
Owner:

PROPERTY INFORMATION

General Location: Southeast side Westland Dr., southwest of S. Northshore Dr.
Other Parcel Info.: 59 acre total
Tax ID Number: 153 067 **Jurisdiction:** County
Size of Tract: 4 acres
Accessibility: Access is via Westland Dr., a local street with 14' to 17' of pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Single family residences **Density:** 1 to 4 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of the residential lake front development that has occurred under A, RA and PR zones.

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

Street: 10818 Westland Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted.
Extension of Zone: No
History of Zoning: None noted for this property, but other property in the area has been rezoned PR for residential development in recent years.(3-R-04-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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 units per acre (Applicant requests up to 4 du/ac.)

Staff Recomm. (Full): Although this site is not 5 acres in size, PR zoning is consistent with other recent residential rezoning that has occurred in the area, and would permit consideration of lake frontage property for additional residential units. The sector plan proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The PR zoning at a density of 1 to 3 du/ac will allow development that is compatible with the scale and intensity of the surrounding 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, sight distance, drainage, floodway protection, lot layout and other development concerns can be addressed.
3. The PR zoning will allow development similar to surrounding residential uses that include large lot residential uses and single family subdivisions.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed zoning would allow the property to be developed with a maximum of 12 dwelling units. Approximately 120 new vehicle trips would be generated and approximately 10 school-aged children would be added to the school system.
3. The PR zoning and 1-3 du/ac density would impact surrounding properties, but it is compatible with the scale and intensity of other development and zoning in the area.
4. Westland Dr. may need to be widened to an appropriate pavement width, per requirements of Knox County Engineering, prior to any development of this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The PR zoning at a density at 1 to 3 du/ac is consistent with the Southwest County Sector Plan proposal of low density residential uses and stream protection.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This proposal could lead to similar requests in the future, consistent with the sector plan designation in the area.

MPC Action: Approved

MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 12/8/2005

Date of Denial:

Postponements: 11/10/2005

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/23/2006

Date of Legislative Action, Second Reading: 9/25/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

If "Other": Postponed 1/26/06, 2/27, 3/27, 4/17, 5/22, 6, 7, 8/28

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: