

CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL 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

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www.knoxmpc.org

File Number: 12-D-00-RZ **Related File Number:**
Application Filed: 11/13/2000 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Westland Dr., northeast side I-140
Other Parcel Info.:
Tax ID Number: 144 32.01 **Jurisdiction:** City
Size of Tract: 8.14 acres
Accessibility: Access is via Westland Dr., a minor arterial street with 30' of pavement width within 150-200' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Same **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (inside City Limits)
Neighborhood Context: The area around the east side of the Westland Drive / I-140 interchange is predominantly vacant, with a few residential dwellings and a church.

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

Street: 9608 Westland Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: A (Agricultural)
Requested Zoning: A-1 (General Agricultural)
Previous Requests: Previous requests for commercial and office zoning have been denied.
Extension of Zone: No
History of Zoning: Previous requests for commercial and office zoning at this location have been denied.

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:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE A-1 (General Agricultural) zoning.

Staff Recomm. (Full):

A-1 is the most comparable City zone to the previous County zone and is consistent with the surrounding land use and zoning pattern.

Comments:

The Southwest County Sector Plan proposes low density residential uses and slope protection for this site, consistent with this proposal.

A lawsuit was filed prior to the original application date, contesting the annexation of this property, and it is still pending (see attached letter from the City of Knoxville Law Department). The lawsuit was filed by a private party, not by the owner of this subject property. The City Law Department, the applicant, MPC staff and MPC's attorney are now in agreement that this rezoning should proceed in order to assign a City zoning district to this property, which is within the City Limits of Knoxville. MPC postponed this request numerous times between December 2000 and January 2002. On January 10, 2002, MPC tabled the request, where it remained until untabled on June 8, 2006.

MPC Action:

Approved

MPC Meeting Date: 10/12/2006

Details of MPC action:

Summary of MPC action:

APPROVE A-1 (General Agricultural) zoning.

Date of MPC Approval:

10/12/2006

Date of Denial:

Postponements:

12/14/00,10/11/01,8/10/06

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

11/7/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: