

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-H-18-RZ **Related File Number:**
Application Filed: 10/30/2018 **Date of Revision:**
Applicant: QB REALTY TEAM LLC

PROPERTY INFORMATION

General Location: South of Westland Dr., west of Heritage Lake Blvd.
Other Parcel Info.:
Tax ID Number: 144 028 & 029 **Jurisdiction:** County
Size of Tract: 2.5 acres
Accessibility: Accessed via Westland Dr., a minor arterial with 20' of pavement width within a 65' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential - Single Family Dwelling
Surrounding Land Use:
Proposed Use: Neighborhood development **Density:** 5 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 single-family residential and apartments, under A, RA, and PR zones.

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

Street: 9812 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:
Extension of Zone: Yes - To the east is PR 1-5 du/ac
History of Zoning:

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Jeff Archer

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac.

Staff Recomm. (Full):

Staff recommends PR (Planned Residential) zoning at a density of up to 5 du/ac because it is consistent with the Southwest County Sector Plan's LDR(Low Density Residential) proposed land use designation and is consistent with the surrounding development patterns.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. PR zoning is the most appropriate residential zone that can be considered for this site, because of its flexibility in lot sizes, and the ability to cluster development in the more suitable areas of the site. The developer should make every attempt to preserve existing trees along the stream to the south.
2. The site fronts Westland Dr. (Minor Arterial) and future right-of-way for a subdivision currently in development. Therefore site access will need to come from the local road for the new subdivision (Westland Oaks - Parcel # 154 001) and not Westland Dr..
3. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal.
4. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.
5. The request is a logical extension of zoning and density from the east.
6. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at a MPC meeting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. Public water and sanitary sewer utilities are available to serve the site.
2. PR zoning at the recommended density is compatible with surrounding development.
3. Westland Dr. is a minor arterial street with sufficient capacity to support low density residential development of this site.
4. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE

GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest County Sector Plan proposes low density residential uses for this property, consistent with PR zoning at up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any adopted plans.

Action: Approved **Meeting Date:** 12/13/2018

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac.

Date of Approval: 12/13/2018 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 3/25/2019 **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:**