

# 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

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Knoxville, Tennessee 37902  
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**File Number:** 12-J-01-RZ                      **Related File Number:**  
**Application Filed:** 11/14/2001              **Date of Revision:**  
**Applicant:** CLAY PROPERTIES, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Westland Dr., east of Middleton Place  
**Other Parcel Info.:**  
**Tax ID Number:** 133 37.01                      **Jurisdiction:** County  
**Size of Tract:** 5.91 acres  
**Accessibility:** Access is via Westland Dr., a major collector street with 20' of pavement within a 50' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached dwellings                      **Density:** 1 to 5 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within the residential corridor that has developed along Westland Dr. and Nubbin Ridge Rd within PR and RA zones.

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

**Street:**  
**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 for this site, but other property has been zoned PR in area.  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other property in the area has been zoned PR for residential development.

### 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 5 dwellings per acre

Staff Recomm. (Full): PR zoning is consistent with surrounding residential zoning and development that includes apartments, townhouses and single family detached units. The sector plan proposes low density residential uses for this site.

Comments: Any residential development of this site should limit access to Westland Dr. to ensure that turning movements and points of traffic conflict are minimized.

MPC Action: Approved MPC Meeting Date: 12/13/2001

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval: 12/13/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 1/28/2002 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: