CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

WEST CITY SECTOR PLAN AMENDMENT

File Number: 2-C-04-SP Related File Number: 2-J-04-RZ

Application Filed: 1/20/2004 Date of Revision: 2/18/2004

Applicant: JOHN KERR CONSTRUCTION CONCEPTS

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: North side Westland Dr., east of Cessna Dr.

Other Parcel Info.:

Tax ID Number: 133 G C 009,10,11,6,7 Jurisdiction: County

Size of Tract: 3.86 acres

Access is via Westland Dr., a major collector street with 22' of pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences

Surrounding Land Use:

Proposed Use: Attached residential housing Density: 8 du/ac

Sector Plan: West City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area

Neighborhood Context: These properties are part of older single family housing that has developed along this section of

Westland Dr. within RA and R-1 zones, with more recent residential development in the area being

townhouses built within PR zoning.

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

Street:

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: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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Requested Plan Category: MDR (Medium Density Residential)

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 MDR (Medium Density Residential) designation for the site

Staff Recomm. (Full): Since the February 12, 2004 MPC meeting, the applicant has added two more lots to the site and

submitted the attached conceptual layout in support of the request. The MDR designation would now extend across Westland Dr. from MDR designated townhouse development. The sector plan proposes

low density development for the area.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

> 1. The MDR designation and PR zoning at a density of up to 8 du/ac will allow development compatible with established townhouse development on the south side of Westland. The proposal will be compatible with the scale and intensity of other townhouse development in the area although more dense than the adjoining single family residential development.

2. This 3.8 acre site is small for PR zoning although it will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development concerns can be addressed.

3. The MDR designation and PR zoning will allow development that would be more dense than adjoining single family housing, but in character with other townhouse development in the area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The applicant submitted a layout for a maximum of 27 dwelling units. Approximately 270 new vehicle trips would be generated and approximately 6 school-aged children would be added to the school

3. PR zoning at 1-8 du/ac will permit more intense uses than the adjoining RA and R-1 zones, but in keeping with the residential character of surrounding residential development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed sector plan amendment and zoning are consistent with the residential uses surrounding this site.

2. The site is shown as Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: MPC Meeting Date: 3/11/2004 Approved

Details of MPC action:

APPROVE MDR (Medium Density Residential) **Summary of MPC action:**

Date of MPC Approval: 3/11/2004 Date of Denial: Postponements: 2/12/2004

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: **County Commission**

Date of Legislative Action: 4/19/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

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If "Other":	If "Other":
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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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