

# 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:** 2-J-04-RZ                      **Related File Number:** 2-C-04-SP  
**Application Filed:** 1/13/2004              **Date of Revision:** 2/18/2004  
**Applicant:** JOHN KERR CONSTRUCTION CONCEPTS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Westland Dr., east of Cessna Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 133 G C 009,010,011,6,7,                      **Jurisdiction:** County  
**Size of Tract:** 3.86 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential dwellings                      **Density:** 1 to 8 du/ac  
**Sector Plan:** West City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:**

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

**Street:** 7827 Westland Dr.  
**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:**  
**History of Zoning:**

### 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 based on the sector plan recommendation.  
APPROVE a density of 1 to 8 dwelling units per acre

Staff Recomm. (Full): The site, which includes 3.87 acres, is small for PR development, but will continue the townhouse development located across Westland Dr. to the south. It has been the practice of the staff not to recommend PR zoning on sites less than 5 acres, unless they adjoin other properties zoned PR.

Comments:

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

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 8 dwelling units per acre

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:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: