

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### WEST CITY SECTOR PLAN AMENDMENT

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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**File Number:** 3-B-08-SP                      **Related File Number:** 3-G-08-RZ  
**Application Filed:** 2/4/2008              **Date of Revision:**  
**Applicant:** TODD HOWARTH

#### PROPERTY INFORMATION

**General Location:** Southeast side Westland Dr., southwest of Vista Oaks Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 G F 015-018                      **Jurisdiction:** County  
**Size of Tract:** 2.4 acres  
**Accessibility:** Access is via Westland Dr., a minor arterial street with 24-30' of pavement width within 50' of right of way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential development                      **Density:** 6.7 du/ac  
**Sector Plan:** West City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** These lots are within an area of residential development that has occurred under RA and PR zones.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) @ 1-4 du/ac  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) @ up to 6.7 du/ac  
**Previous Requests:** 9-A-06-RZ  
**Extension of Zone:** Yes, extension of PR from the east  
**History of Zoning:** This property was rezoned to PR at 1-4 du/ac in 2006 (9-A-06-RZ). Staff and MPC had recommended up to 5 du/ac, but County Commission reduced the density to 4 du/ac.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** MDR (Medium Density Residential)

## ***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.:

## ***MPC ACTION AND DISPOSITION***

**Planner In Charge:** Michael Brusseau

**Staff Recomm. (Abbr.):** DENY MDR (Medium Density Residential) sector plan designation.

**Staff Recomm. (Full):** The current LDR designation allows consideration of up to 5 du/ac for this site, giving the applicant reasonable use of the property. There has been no change in area conditions since the 2007 update of the West City Sector Plan to warrant the requested plan amendment. The current low density residential designation for this site should be maintained.

**Comments:**

**MPC Action:** Approved

**MPC Meeting Date:** 3/13/2008

**Details of MPC action:** APPROVE MDR (Medium Density Residential) sector plan designation.

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

**Date of MPC Approval:** 3/13/2008

**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:** 4/28/2008

**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:**