

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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www.knoxmpc.org

File Number: 3-G-08-RZ **Related File Number:** 3-B-08-SP
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:

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:

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:
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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE an increased PR density of up to 5 du/ac. (Applicant requested 6.7 du/ac.)

Staff Recomm. (Full):

PR zoning at up to 5 du/ac is consistent with other residential zoning and densities found in the area and is consistent with the sector plan proposal for the property.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended zoning density is consistent with the current sector plan designation for the site and with the Planned Growth designation on the Growth Policy Plan. The West City Sector Plan was just updated in 2007, and proposes maintaining low density residential density at this location. Recognizing that equal and higher densities exist on similar sites in the area (PR zoning at 6-8 du/ac about a quarter mile east), staff is recommending a density increase of up to 5 du/ac, which is the upper density limit under the current LDR designation. Staff maintains its recommendation for up to 5 du/ac that was made in 2006 and approved by MPC, but was reduced to 4 du/ac by the County Commission.
2. The requested density of 6.7 du/ac is not compatible with surrounding development. The site is located adjacent to a residential subdivision that is zoned for up to 4 du/ac and developed at a lesser density of about 3 du/ac. Other adjacent development in the immediate area has been developed at less than 5 du/ac.
3. The applicant has submitted the attached site plan and building elevations in support of the feasibility of this rezoning. The staff's recommended density would permit up to 12 units to be proposed for the property, which is only 4 units less than the 16 units shown on this plan. If each four dwelling unit structure shown were reduced to three units, the development could be considered under the recommended density.
4. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the staff's recommended density, up to 12 dwelling units could be proposed on the subject property. The development of attached multi dwelling units would add approximately 142 vehicle trips per day to the street system and about 1 child under the age of 18 to the school system. At the applicant's requested density, up to 16 dwelling units could be proposed on the subject property. The development of attached multi dwelling units would add approximately 184 vehicle trips per day to the street system and about 1 child under the age of 18 to the school system.
3. The recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan, which was just updated in 2007, proposes low density residential uses for the site, consistent with staff's recommended density.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy Plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved **MPC Meeting Date:** 3/13/2008
Details of MPC action: APPROVE an increased PR density of up to 6.7 du/ac.
Summary of MPC action: APPROVE an increased PR density of up to 6.7 dwelling units per acre
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:**