CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 3-R-04-RZ Related File Number:

Application Filed: 2/23/2004 Date of Revision:

Applicant: S & E PROPERTIES

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX• 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southeast side Westland Dr., southwest of S. Northshore Dr.

Other Parcel Info.:

Tax ID Number: 153 070 Jurisdiction: County

Size of Tract: 5.88 acres

Accessibility: Access is via Westland Dr., a local dead-end street in this area with a 15' to 18' pavement width in this

area.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land

Surrounding Land Use:

Proposed Use: Residences Density: 3 du/ac

Sector Plan: Southwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is part of an older residential area that developed under Agricultural zoning and has had more

intensive residential development in recent years under PR zoning.

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

Street: 10800 Westland Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / F (Floodway)

Former Zoning:

Requested Zoning: PR (Planned Residential) / F (Floodway)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted for this site, but other property in the area has been zoned PR for residential development

in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 12:43 PM Page 1 of 3

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.

APPROVE a density of 1 to 3 du/ac.

Staff Recomm. (Full): PR zoning at 1 to 3 du/ac is compatible with surrounding residential uses and other recent residential

rezonings in the area. The sector plan proposes low density residential use and stream protection for

the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at a density at 1 to 3 du/ac will allow development that is compatible with the scale

and intensity of the surrounding development and zoning pattern.

2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, sight distance, drainage, floodway protection, lot layout and other

development concerns can be addressed.

3. The PR zoning will allow development similar to surrounding residential uses that include large lot

residential uses and single family subdivisions.

THE EFFECTS OF THE PROPOSAL

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

2. The proposed zoning would allow the property to be developed with a maximum of 14 dwelling units. Approximately 140 new vehicle trips would be generated and approximately 11 school-aged children would be added to the school system.

3. The PR zoning and 1-3 du/ac density would impact surrounding properties, but it is compatible with the scale and intensity of other development and zoning in the area.

4. Westland Dr. may need to be widened to an appropriate pavement width, per requirements of Knox County Engineering, prior to any development of this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The PR zoning at a density at 1 to 3 du/ac is consistent with the Southwest County Sector Plan proposal of low density residential uses and stream protection.

2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth

Policy Plan.

3. This proposal could lead to similar requests in the future, consistent with the sector plan designation

in the area.

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

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential)/F (Floodway) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 3/11/2004 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: 4/19/2004 Date of Legislative Action, Second Reading:

1/31/2007 12:43 PM Page 2 of 3

Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:43 PM Page 3 of 3