

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

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-SD-14-C                      **Related File Number:**  
**Application Filed:** 1/27/2014              **Date of Revision:**  
**Applicant:** BELLE INVESTMENT COMPANY, INC.

### PROPERTY INFORMATION

**General Location:** North side of Westland Dr., east side of Morrell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 120 N G 00101                      **Jurisdiction:** City  
**Size of Tract:** 9.08 acres  
**Accessibility:** Access is via Bellingham Dr., a local street with a pavement width of 26' within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Zoning in the area is R-1 residential and A-1 agricultural. Development consists of single family dwellings to the east and south of the site. Norfolk-Southern Railroad and a city recreation center are located to the north and a religious office / counseling center is located to the west of this site.  
**Proposed Use:** Detached dwellings                      **Density:** 2.43 du/ac  
**Sector Plan:** West City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside 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:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

***SUBDIVISION INFORMATION (where applicable)***

**Subdivision Name:** The Legends of Westland  
**No. of Lots Proposed:** 22      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Horizontal curve radius from 250' to 100' at sta. 0+50, 1+50, 3+00, 5+10 and 7+04 of Bellingham Dr. extended  
**S/D Name Change:**

***OTHER INFORMATION (where applicable)***

**Other Bus./Ord. Amend.:**

***MPC ACTION AND DISPOSITION***

**Planner In Charge:** Dan Kelly  
**Staff Recomm. (Abbr.):** WITHDRAW as requested by the applicant's engineer  
**Staff Recomm. (Full):**  
**Comments:** The applicant is proposed to develop a twenty-two lot subdivision on this 9.08 acre site. This was the ninth concept plan that had been submitted for this site. The previous concept plans have contained lot counts that have ranged between 11 and 21 proposed lots. In addition to the proposed subdivisions, this site has been the subject of seven different zoning applications.  
**Action:** Denied (Withdrawn)      **Meeting Date:** 5/8/2014  
**Details of Action:**  
**Summary of Action:** Withdraw at request of applicant.  
**Date of Approval:**      **Date of Denial:**      **Postponements:** 3/13/2014 - 4/10/2014  
**Date of Withdrawal:** 5/8/2014      **Withdrawn prior to publication?:**  **Action Appealed?:**

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Chancery Court  
**Date of Legislative Action:**      **Date of Legislative Action, Second Reading:**  
**Ordinance Number:**      **Other Ordinance Number References:**  
**Disposition of Case:**      **Disposition of Case, Second Reading:**  
**If "Other":**      **If "Other":**  
**Amendments:**      **Amendments:**  
**Date of Legislative Appeal:**      **Effective Date of Ordinance:**