

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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File Number: 4-H-08-RZ
Application Filed: 3/4/2008
Applicant: TAAM, LLC

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side Westland Dr., southwest end Crestmore Cir., southwest of Dartford Rd.
Other Parcel Info.:
Tax ID Number: 133 C B 003-005, 010 & 011 **Jurisdiction:** County
Size of Tract: 4.62 acres
Accessibility: Access is via Westland Dr., a two lane, minor arterial street with 22' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Attached and detached residential development **Density:** 5 du/ac
Sector Plan: West City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This residential property is within an area of both single family detached and attached townhouse development that has occurred under RA, R-1, PR and RP-1 Zones.

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

Street:
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: No
History of Zoning: None noted

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning.
APPROVE a density up to 5 du/ac.

Staff Recomm. (Full):

PR zoning at a density up to 5 du/ac. is consistent with other residential zoning and development noted in the area.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at a density of up to 5 du/ac will allow development compatible with established townhouse development to the southwest on Westland Dr. The proposal will be compatible with the scale and intensity of other townhouse development in the area although it will be more dense than the adjoining single family residential development.
2. This 4.6 acre site is small for PR zoning although it will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development concerns can be addressed.
3. The PR zoning will allow development that would be more dense than adjoining single family housing, but in character with other townhouse development in the area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The maximum development of the site will permit 23 dwelling units. Approximately 255 new vehicle trips would be generated and approximately 2 school-aged children would be added to the school system.
3. PR zoning at up to 5 du/ac will permit more intense uses than the adjoining RA and R-1 zones, but will be in keeping with the residential character of surrounding residential development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed rezoning permits more intensive residential development than the adjacent RA zoning and single family development, but PR zoning is consistent with the surrounding residential zoning pattern.
2. The site is shown as Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 5/8/2008

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre

Date of MPC Approval:

5/8/2008

Date of Denial:

Postponements: 4/10/2008

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

6/23/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Approve PR at 5 du/ac with added condition of saving trees on the site

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: