# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 5-H-14-RZ Related File Number:

Application Filed: 3/24/2014 Date of Revision:

Applicant: VOLUNTEER DEVELOPMENT



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

### PROPERTY INFORMATION

**General Location:** Southeast side Westland Dr., southwest of Coile Ln.

Other Parcel Info.:

**Tax ID Number:** 144 07501, 07502 & 07503 **Jurisdiction:** County

Size of Tract: 18.26 acres

Accessibility: Access is via Westland Dr., a minor arterial street with 3 lanes, including a center turn lane and 40' of

pavement width within 65' of right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

**Surrounding Land Use:** 

Proposed Use: Detached residential development Density: 5 du/ac

Sector Plan: Southwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with low density residential uses under PR zoning. There is a golf course to the

north, zoned OS-1, a store to the west zoned I, and a school to the west, zoned A.

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

Street: 9118 Westland Dr

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: None noted

**Extension of Zone:** Yes, extension of PR zoning from the west

**History of Zoning:** None noted

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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## 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.): RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up

to 3 du/ac. (Applicant requested 5 du/ac.)

Staff Recomm. (Full): PR is an appropriate zone for residential development of this site and is consistent with the sector plan

proposal for the property. Staff recommends a reduced density of up to 3 du/ac, rather than the

requested 5 du/ac, for better compatibility with surrounding development.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):
THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY

CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE

CITY/COUNTY GENERALLY:

1. PR is the most appropriate residential zone that can be considered for this site. The recommended density is compatible with the surrounding development and zoning pattern.

2. PR zoning at either the proposed or recommended density is consistent with the sector plan

proposal for the site.

3. Limiting the density to 3 du/ac is recommended for better compatibility with surrounding land uses and zoning, which includes low density residential development on all sides. The surrounding zoning density allows for up to 4 du/ac, but the actual developed density is less. The adjacent subdivision to the west is developed at an actual density of about 2.29 du/ac.

# THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
- 2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for proposed development of this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

- 1. PR zoning at the recommended density will allow reasonable use of the property for residential development, while maintaining compatibility with surrounding development and zoning. The requested 5 du/ac is more intense than the prevailing densities in the area.
- 2. The recommended PR zoning at a density of up to 3 du/ac would allow for a maximum of 54 dwelling units to be proposed for the site. That number of detached units, as proposed, would add approximately 588 vehicle trips per day to the street system and would add approximately 34 children under the age of 18 to the school system. The requested density of 5 du/ac would allow for a maximum of 91 dwelling units to be proposed for the site. That number of detached units, would add approximately 951 vehicle trips per day to the street system and would add approximately 57 children under the age of 18 to the school system.
- 3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
- 4. This site is located within the Parental Responsibility Zone (PRZ) for schools. Sidewalks will be required within the development to connect with the existing sidewalk on Westland Dr. Sidewalks will need to meet specifications of the Knox County Engineering Department and ADA guidelines.

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

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THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The Southwest County Sector Plan designates this site for low density residential uses, consistent with PR zoning at up to 5 du/ac.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may lead to future requests for PR zoning in the future on other A-zoned properties in the area.

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.

Approved Meeting Date: 5/8/2014

**Details of Action:** 

Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE PR (Planned Residential) zoning at a density

up to 3 dwelling units per acre

Date of Approval: 5/8/2014 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: 6/23/2014 Date of Legislative Action, Second Reading: 7/28/2014

Ordinance Number: Other Ordinance Number References:

**Disposition of Case:** Postponed **Disposition of Case, Second Reading:** Approved as

Modified

If "Other":

Amendments: Amendments:

Approved PR at a density up to 3.6 du/ac

Date of Legislative Appeal: Effective Date of Ordinance:

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