

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: 6-P-01-RZ **Related File Number:**
Application Filed: 5/14/2001 **Date of Revision:**
Applicant: TRACY WEBB DBA RWSW LAND GROUP
Owner:

PROPERTY INFORMATION

General Location: South side Westland Dr., east of Mourfield Rd.
Other Parcel Info.:
Tax ID Number: 144 64 **Jurisdiction:** County
Size of Tract: 27.14 acres
Accessibility: Access is via Westland Dr., a major collector street with 105-115' of right of way and 20-50' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 4 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential and Slope Protection Area
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses and the A.J. Lotts Elementary School is located to the northeast.

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

Street: 9321 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: No.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:
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:

MAB

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential).
APPROVE a density of 1-4 du/ac.

Staff Recomm. (Full):

PR zoning at 1-4 du/ac is consistent with previously approved surrounding zoning and development and would be compatible with surrounding land uses and zoning.

Comments:

The Southwest County Sector Plan proposes low density residential uses and slope protection for this site.

Nearby properties to the north and east have been approved for PR at a density of 1-4 du/ac, or RA. The rear portion of the site is designated as a slope protection area (not exceeding 16%) and must be protected. Prior to any development, a site plan must be submitted to MPC for review and approval as a use on review/concept plan. At this time, slope protection and other issues can be addressed. The developer should be aware that sidewalks will be required throughout any proposed subdivision because of the proximity to the school.

MPC Action:

Approved

MPC Meeting Date: 6/14/2001

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of 1-4 dwelling units per acre

Date of MPC Approval:

6/14/2001

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:

7/23/2001

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: