

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: 7-L-02-RZ **Related File Number:**
Application Filed: 6/10/2002 **Date of Revision:**
Applicant: JAMES GHEEN AND GARLAND WILSON
Owner:

PROPERTY INFORMATION

General Location: Southeast side Westland Dr., southwest of Gettysvue Way
Other Parcel Info.:
Tax ID Number: 144 66, 67, AND 71 **Jurisdiction:** County
Size of Tract: 19.52 acres
Accessibility: Access is via Westland Dr., a major collector street with 70-95' of right of way. The pavement width widens from 18' at the east end of the site to 55' at the western end in front of A.L. Lotts Elementary School.

GENERAL LAND USE INFORMATION

Existing Land Use: Two residences and vacant land
Surrounding Land Use:
Proposed Use: Single family attached and detached housing development **Density:** 5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed mainly with residential uses under A, RA and PR zoning. A.L. Lotts Elementary School is located adjacent to the subject property to the west and a business is located across Westland Dr. from the site.

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

Street:
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 east and north.
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: Michael Brusseau
Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1-4 du/ac. (Applicant requested 1-5 du/ac)
Staff Recomm. (Full): PR at 1-4 du/ac is a logical extension of zoning from the east and is compatible in scale and intensity to the surrounding land uses and zoning pattern. The density should be limited to 1-4 du/ac for better compatibility with the developed densities of other PR zoned subdivisions in this area. The Southwest County Sector Plan proposes low density residential uses for this site.
Comments: The applicant is proposing a mix of single family detached and attached dwelling units for the subject property. Two single family detached developments in the area near the subject property, zoned PR at 1-4 du/ac, have developed at densities around 2 du/ac. Two PR zoned condominium developments along Westland Dr. to the east have developed at densities between 4 and 5 du/ac. Since the applicant is proposing a mix of attached and detached development, a density of up to 4 du/ac will provide the applicant reasonable use of the property while maintaining compatibility with surrounding development. PR zoning requires a use on review and concept plan approval by MPC prior to development of the property.

Knox County Engineering and Public Works reports that Westland Drive is currently being improved. The existing two lanes are to be widened to include more space for bicyclists, sidewalks are to be constructed and turn lanes are to be added where needed. Depending on the number of units proposed on the subject property, a traffic impact study may be required with the submission of a development plan.

MPC Action: Approved **MPC Meeting Date:** 7/11/2002

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre

Date of MPC Approval: 7/11/2002 **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: 8/26/2002 **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:**