CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 9-A-06-RZ Related File Number:

Application Filed: 7/13/2006 **Date of Revision:**

Applicant: TODD HOWARTH

Owner:



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PROPERTY INFORMATION

General Location: Southeast side Westland Dr., northeast of Sanford Day Rd.

Other Parcel Info.:

Tax ID Number: 133 G F 015-018 Jurisdiction: County

Size of Tract: 2.38 acres

Access is via Westland Dr., a minor arterial street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residences

Surrounding Land Use:

Proposed Use: Attached single family residential Density: 5 du/ac

Sector Plan: West City Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: These lots are within a residential development area that has occurred under RA and PR 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: Yes

History of Zoning: None noted for this site, but adjacent property to the northeast was rezoned PR in 1997. (9-F-97-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: Ken Pruitt

APPROVE PR (Planned Residential) zoning. Staff Recomm. (Abbr.):

APPROVE a density of up to 5 dwellings per acre

Staff Recomm. (Full): PR zoning at up to 5 du/ac is consistent with other residential zoning and housing found in the area.

The sector plan proposes low density residential use for this site.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

1. The proposal is consistent with the sector plan designation for the site and the Planned Growth

designation on the Growth Policy Plan.

2. There are residential subdivisions in the area that have been developed under RA and PR zoning. The PR-zoned development to the northeast is zoned for a density of up to 4 du/ac. The applicant

submitted the attached site plan in support of the feasibility of this rezoning.

3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. At the requested density, up to 12 dwelling units could be proposed on the subject property. The development of single family attached dwellings would add approximately 120 vehicle trips per day to the street system and about 2 children under the age of 18 to the school system.
- 3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy Plan.

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.

MPC Action: Approved MPC Meeting Date: 9/14/2006

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: 9/14/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: **Knox County Commission**

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Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved as Modified Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Approved PR up to 4 du/ac

Date of Legislative Appeal: Effective Date of Ordinance:

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