

▶ **FILE #:** 8-W-06-RZ

**AGENDA ITEM #:** 100

**AGENDA DATE:** 8/10/2006

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S):

TAX ID NUMBER: 119 D D 026 (PORTION IN ROW)

JURISDICTION: City Council District 2

▶ **LOCATION:** **Portions of N. Gallaher View Rd. south of Middlebrook Pike and northeast of Walker Springs Rd.**

▶ **APPX. SIZE OF TRACT:** **0.7 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is N. Gallaher View Rd., a four lane minor arterial street.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** **No Zone (formerly RB (General Residential))**

▶ **ZONING REQUESTED:** **R-1E (Single Family Exclusive Residential)**

▶ **EXISTING LAND USE:** **Street right-of-way**

▶ **PROPOSED USE:** **Street right-of-way**

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: N. Gallaher View RD. ROW / LDR/ F-1 R-1E Residential

South: N. Gallaher View RD. ROW / LDR/A-1 and R-1E Residential

East: Residences / LDR & OS/ A-1 and R-1E Residential

West: Creek and apartments /F & MDR/ F and RB Residential

NEIGHBORHOOD CONTEXT This property was incorporated into the N. Gallaher View Rd. right-of-way as part of the road improvements and annexed into the city.

**STAFF RECOMMENDATION:**

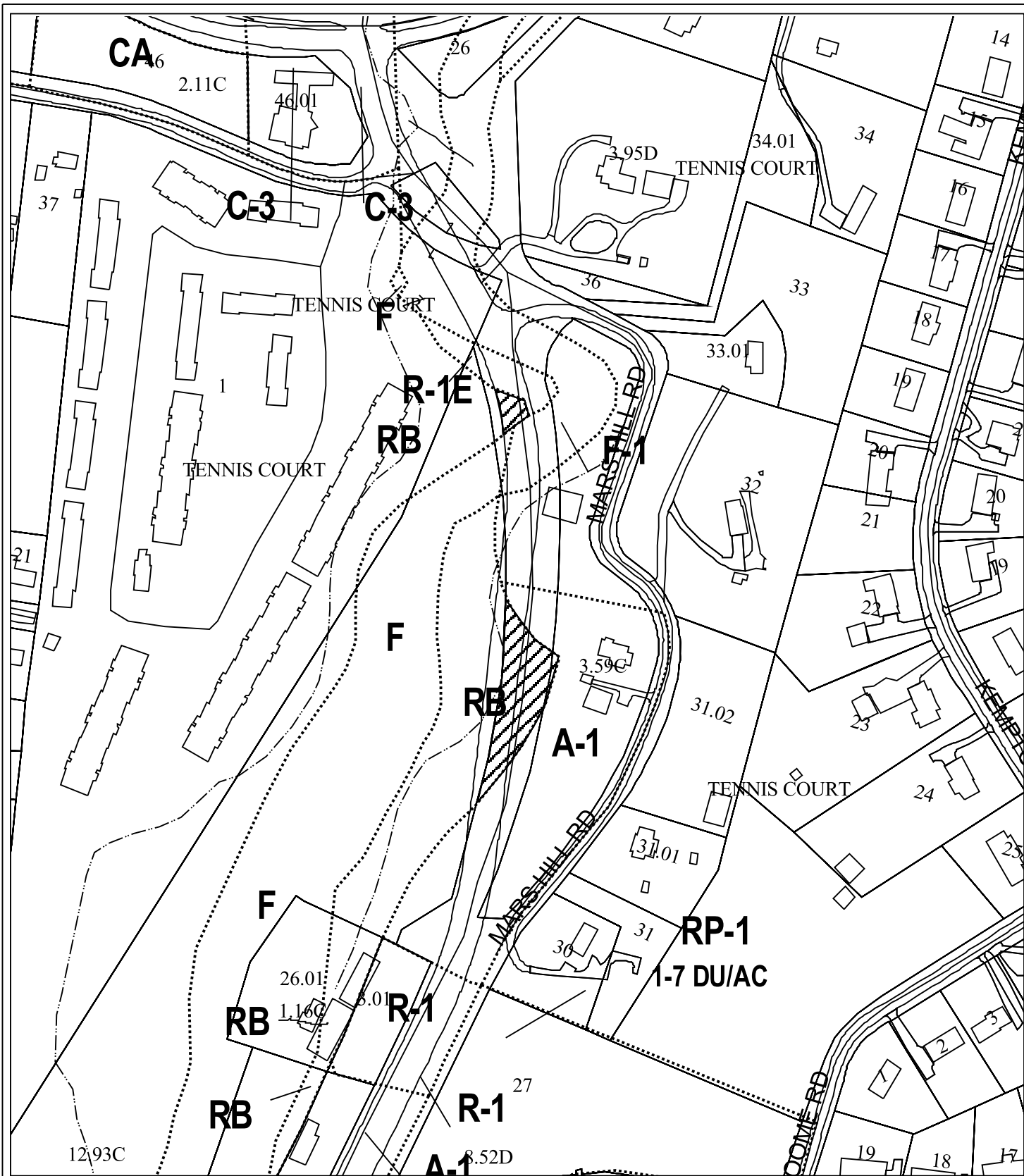
▶ **APPROVE R-1E (Single Family Residential) zoning**

R-1E zoning is consistent with other residential zoning in the area and the One Year Plan for Knoxville. Since the property is part of a public street right-of-way, zoning of the property is not an issue.

**COMMENTS:**


Other annexed property in this area has mostly been rezoned R-1E.

If approved, this item will be forwarded to Knoxville City Council for action on 9/12/2006 and 9/19/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**8-W-06-RZ  
GOVERNMENTAL REZONING**

Petitioner: City of Knoxville  
 Map No: 119  
 Jurisdiction: City

 From: No Zone  
 To: R-1E (Single Family Exclusive Residential)

Original Print Date: 07/25/06    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

