

▶ **FILE #:** 2-T-06-RZ

AGENDA ITEM # 70

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S):

TAX ID NUMBER: 60 007,801,15,1501

JURISDICTION: City Council District 3

▶ **LOCATION:** Southeast side Millertown Pike, northeast of Loves Creek Rd.

▶ **APPX. SIZE OF TRACT:** 142 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Millertown Pike, a two lane minor arterial street with 22' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** No Zone (formerly A (Agricultural) PR (Planned Residential))

▶ **ZONING REQUESTED:** A-1 (General Agricultural) and RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Church and developing subdivision

▶ **PROPOSED USE:** Same as existing

DENSITY PROPOSED: 1-3 du/ac.

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Portions of property were rezoned to PR for subdivision development in last several years.

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / A, PR Residential

South: Residences and vacant land / A, RB Residential

East: Residences and vacant land / A, PR Residential

West: Railroad ROW and creek /A and F , Floodway

NEIGHBORHOOD CONTEXT These properties are in a residential area that has emerged under A, A-1, RB and PR

STAFF RECOMMENDATION:

▶ **APPROVE RP-1 (Planned Residential) and A-1(General Agricultural) zoning**

RP-1 and A-1 are comparable zones to the former county zoning and supported by the adopted sector plan proposal for LDR in this area.

COMMENTS:

The City annexation of this property has been completed and the recommended zonings are comparable to the former county zones.

If approved, this item will be forwarded to Knoxville City Council for action on 3/14/2006. 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.

