

▶ **FILE #:** 12-FF-07-RZ

AGENDA ITEM #: 108

AGENDA DATE: 12/13/2007

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S):

TAX ID NUMBER: 92 G H 016

JURISDICTION: City Council District 3

▶ **LOCATION:** South side Ridgetop Rd., northeast of Shrewsbury Dr.

▶ **APPX. SIZE OF TRACT:** 0.25 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Ridgetop Rd., a local street with 26' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Third Creek

▶ **PRESENT ZONING:** No Zone (formerly RA (Low Density Residential))

▶ **ZONING REQUESTED:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Same as existing

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 Residential

South: Residences / R-1 Residential

East: Residences / R-1 Residential

West: Residences / R-1 Residential

NEIGHBORHOOD CONTEXT: This lot is within an established residential subdivision that was developed under R-1, RA and PR zoning and has been annexed into the City of Knoxville in recent years.

STAFF RECOMMENDATION:

▶ **APPROVE R-1 (Low Density Residential) zoning**

R-1 zoning is the same zone that has been placed on other annexed property in this neighborhood following annexation into the city.

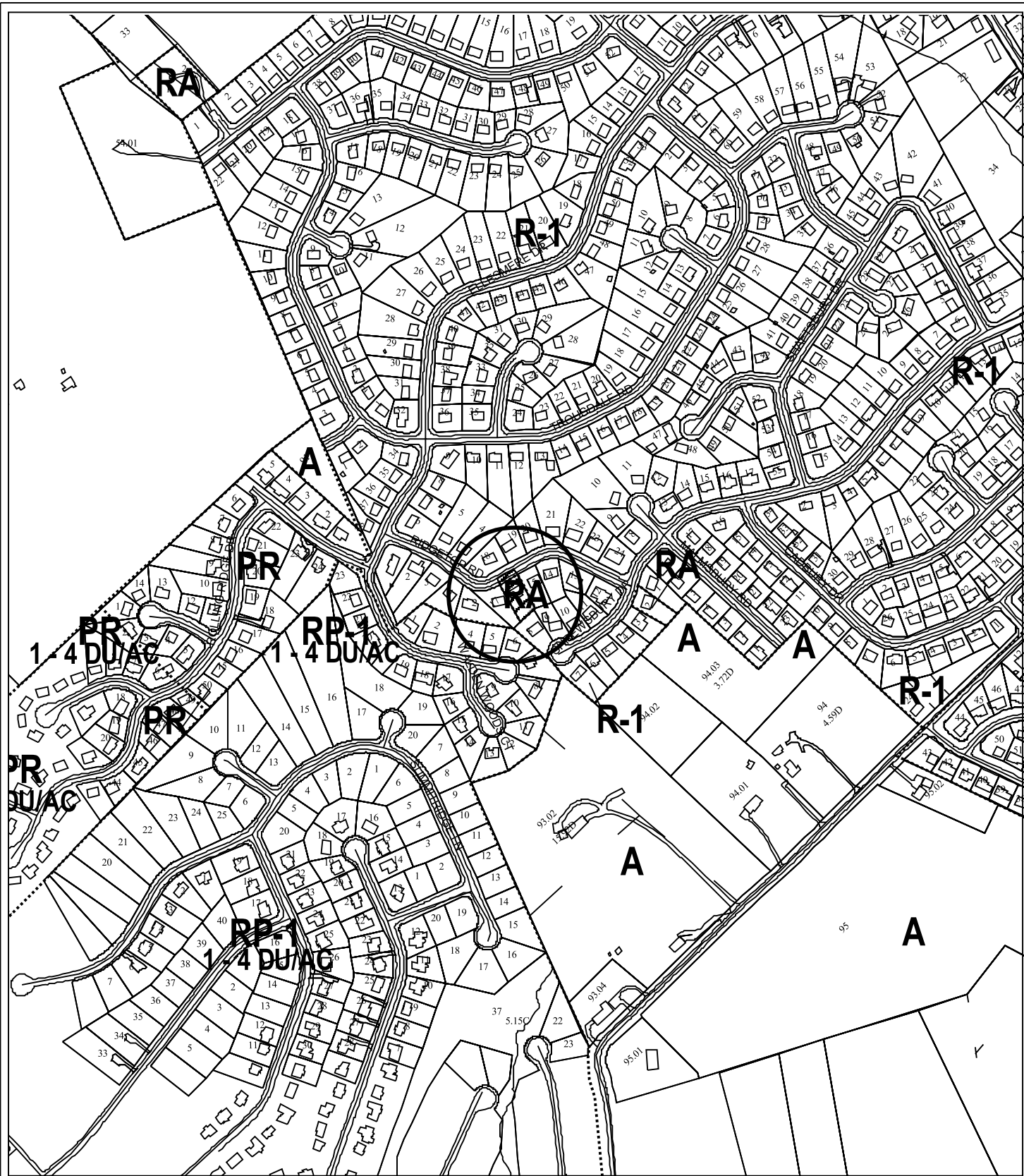
COMMENTS:

R-1 zoning is the most comparable city zone to the previous RA county zoning.

ESTIMATED TRAFFIC IMPACT: Not calculated.


ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/15/2008 and 1/29/2008. 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.



**12-FF-07-RZ
GOVERNMENTAL REZONING**

Petitioner: City of Knoxville
 Map No: 92
 Jurisdiction: City

 From: No Zone
 To: R-1 (Low Density Residential)

Original Print Date: 11/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

