

▶ **FILE #:** 2-C-07-RZ

AGENDA ITEM #: 66

AGENDA DATE: 2/8/2007

▶ **APPLICANT:** STEVE TODD

OWNER(S): TODD STEPHEN M & KATHLEEN K

TAX ID NUMBER: 106 B A 009

JURISDICTION: City Council District 3

▶ **LOCATION:** East side Piney Grove Church Rd., south side Creekhead Dr.

▶ **APPX. SIZE OF TRACT:** 0.6 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Creekhead Dr., a local street with 17' of pavement width within 50' of right of way or Piney Grove Church Rd., a minor collector street with 19' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** A-1 (General Agricultural)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residence

EXTENSION OF ZONE: Yes, extension of R-1 from the east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Creekhead Dr. - Residence and barn, large paved driveway / A-1 (General Agricultural)

South: Residence / A-1 (General Agricultural)

East: Vacant, wooded land / R-1 (Low Density Residential)

West: Piney Grove Church Rd. - Residential subdivision / RP-1 (Planned Residential) at 1-12 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under A-1, R-1 and RP-1 zoning.

STAFF RECOMMENDATION:

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

R-1 is a logical extension of zoning from the east, is compatible with surrounding development and zoning and is consistent with the sector plan proposal for the property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. R-1 is a logical extension of zoning from the east.
2. R-1 is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. R-1 zoning will allow the property to be developed with low density detached residential uses, consistent with the sector plan and One Year Plan proposals for the site.

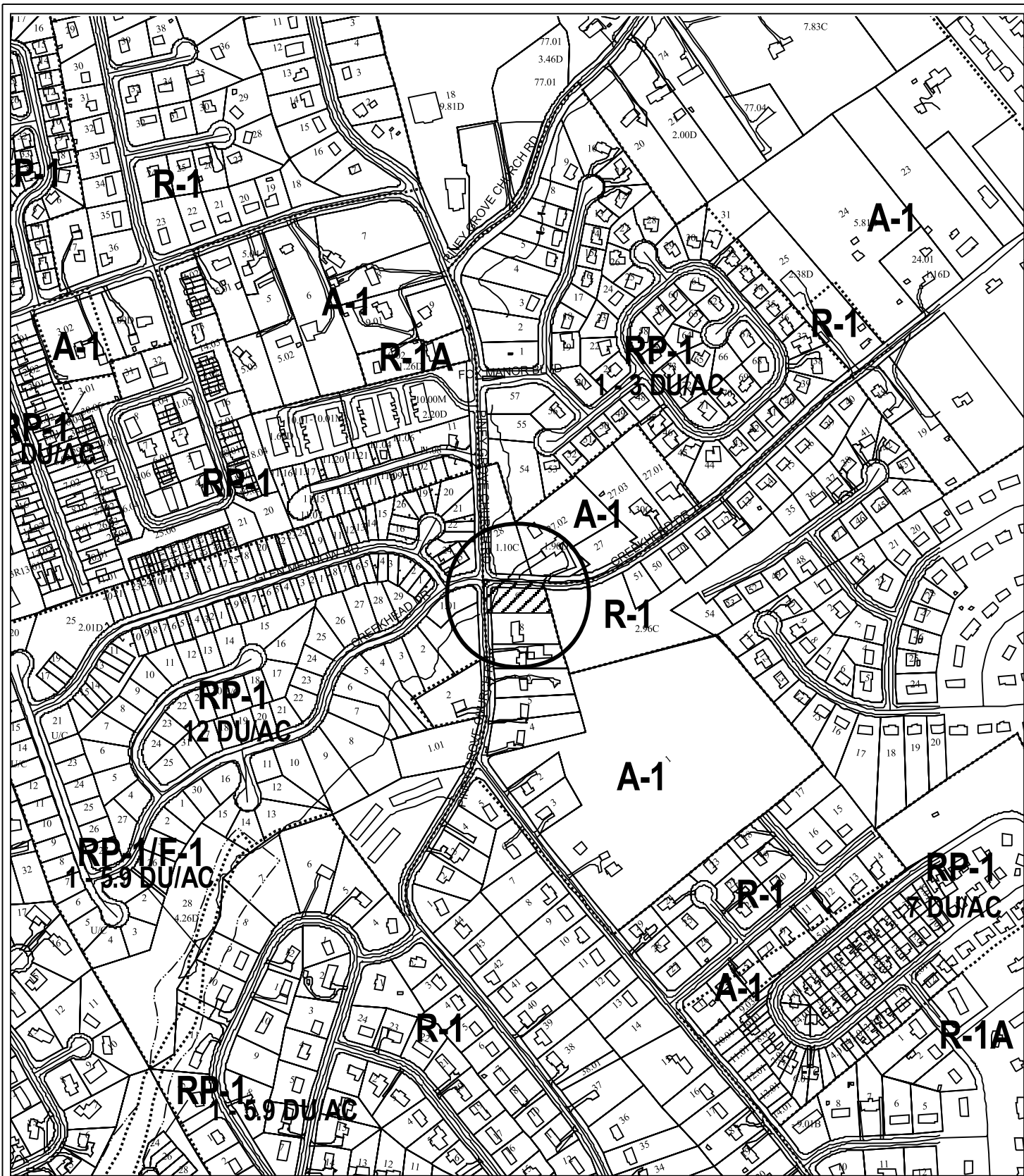
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the development.
2. The applicant's requested zoning will allow the proposed residential development for individual detached dwellings on minimum 7,500 square foot lots, which would allow for up to 3 lots on this property.
3. The impact to surrounding properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the Northwest County Sector Plan and the City of Knoxville One Year Plan propose low density residential uses for this site, consistent with the proposal.
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Urban Growth Area (within the City Limits of Knoxville).
3. This proposal could lead to future requests for R-1 zoning in the area, on properties that are currently zoned A-1.

If approved, this item will be forwarded to Knoxville City Council for action on 3/13/2007 and 3/27/2007. 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.



**2-C-07-RZ
REZONING**

Petitioner: Steve Todd

Map No: 106

Jurisdiction: City



From: A-1 (General Agricultural)
To: R-1 (Low Density Residential)

Original Print Date: 01/22/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902