

▶ **FILE #:** 7-K-07-RZ

AGENDA ITEM #: 73

AGENDA DATE: 7/12/2007

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S):

TAX ID NUMBER: 49 H F 001-016, 01701 & 02001

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest and southeast sides Treybrooke Ln., northeast side Shannondale Rd.

▶ **APPX. SIZE OF TRACT:** 5.69 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Shannondale Rd., a two lane, minor collector street, and Treybrooke Ln., a two lane local street, both with 26' pavements within 50' rights-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Whites Creek

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

▶ **ZONING REQUESTED:** R-2 (General Residential)

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Same as existing

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family housing / RB Residential

South: Condominiums R-1 and R-2 Residential

East: Single family housing / RB and R-1 Residential

West: Residences / R-1 Residential

NEIGHBORHOOD CONTEXT: This property is surrounded by residential developemtn that has occurred under R-1, R-2, PR and RB zoning.

STAFF RECOMMENDATION:

▶ **APPROVE R-1 (Low Density Residential) zoning because this best protects the single family development on the property. R-2 (General residential) zoning was advertised**

R-1 zoning is consistent and comaptible with the surrounding residential uses and the developed residences on the subject property. The sector plan shows LDR for this property.

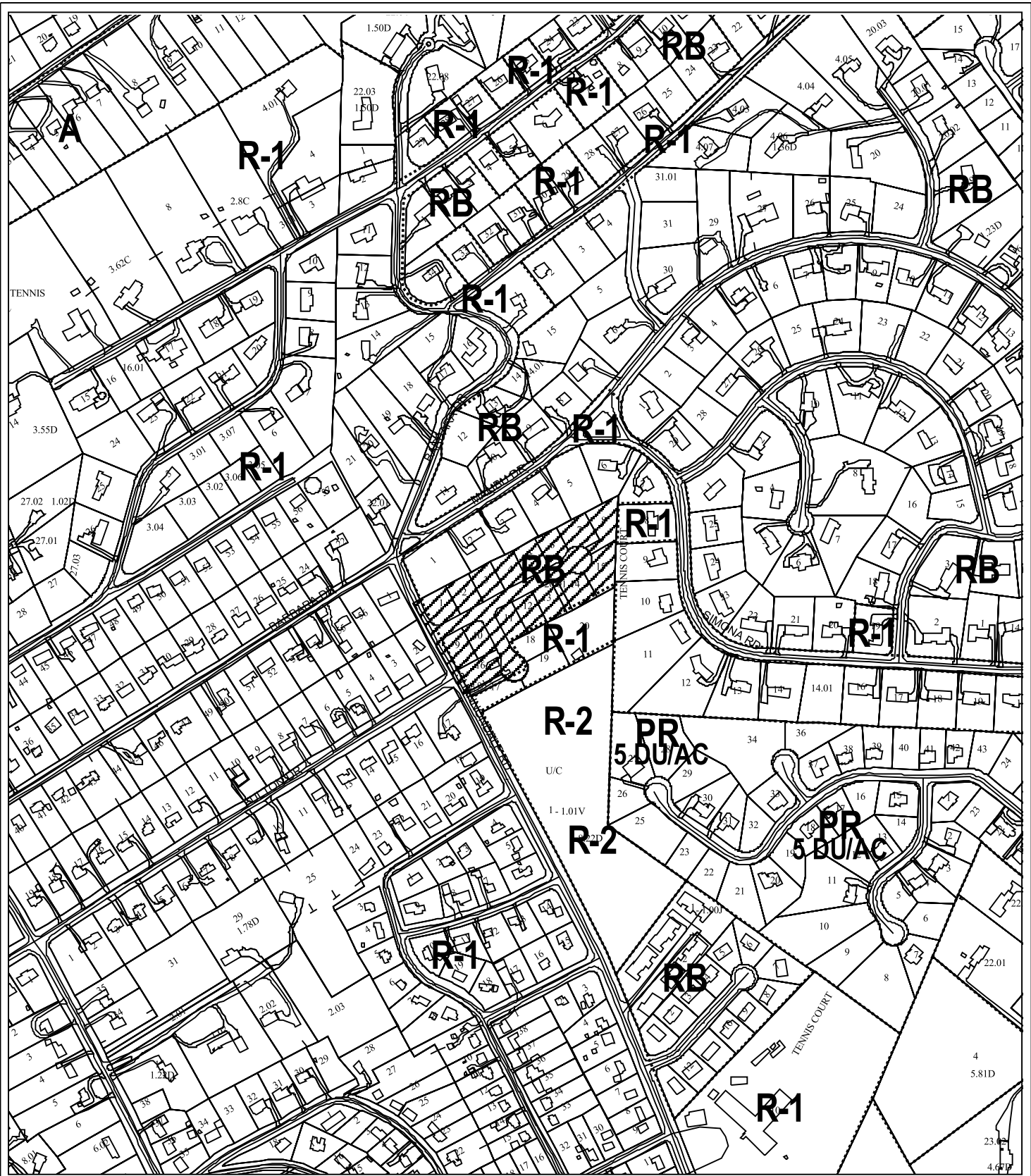
COMMENTS:

Other single family housing annexed into the city in this area has been rezoned to R-1 rather than R-2 following annexation.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/14/2007 and 8/28/2007. 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.



7-K-07-RZ
GOVERNMENTAL REZONING



From: No Zone
 To: R-2 (General Residential)

Original Print Date: 06/27/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville
 Map No: 49
 Jurisdiction: City

