

▶ **FILE #:** 6-T-07-RZ

AGENDA ITEM #: 95

AGENDA DATE: 6/14/2007

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): WEBB SCHOOL OF KNOXVILLE

TAX ID NUMBER: 118 18505

JURISDICTION: City Council District 2

▶ **LOCATION:** Southwest side Eagles Landing Way, southeast of Hall Dr.

▶ **APPX. SIZE OF TRACT:** 1.7872 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access will be through the Webb School of Knoxville campus. The site is located along Eagles Landing Way, a private easement serving the adjacent residential development, but access to this site from that drive will not be permitted.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

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

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

▶ **EXISTING LAND USE:** Vacant, wooded land

▶ **PROPOSED USE:** Combine with remainder of Webb School campus to the south. No immediate plans were specified.

EXTENSION OF ZONE: Yes, extension of A-1 from the south.

HISTORY OF ZONING: Other A zoned properties owned by Webb School in the County have been rezoned A-1 after annexation into the City.

SURROUNDING LAND USE AND ZONING: North: Vacant land / CA (General Business)

South: Vacant land / A-1 (General Agricultural)

East: Mobile home park / RB (General Residential)

West: Vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: Webb School of Knoxville is located to the south, zoned O-1 and A-1

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

STAFF RECOMMENDATION:

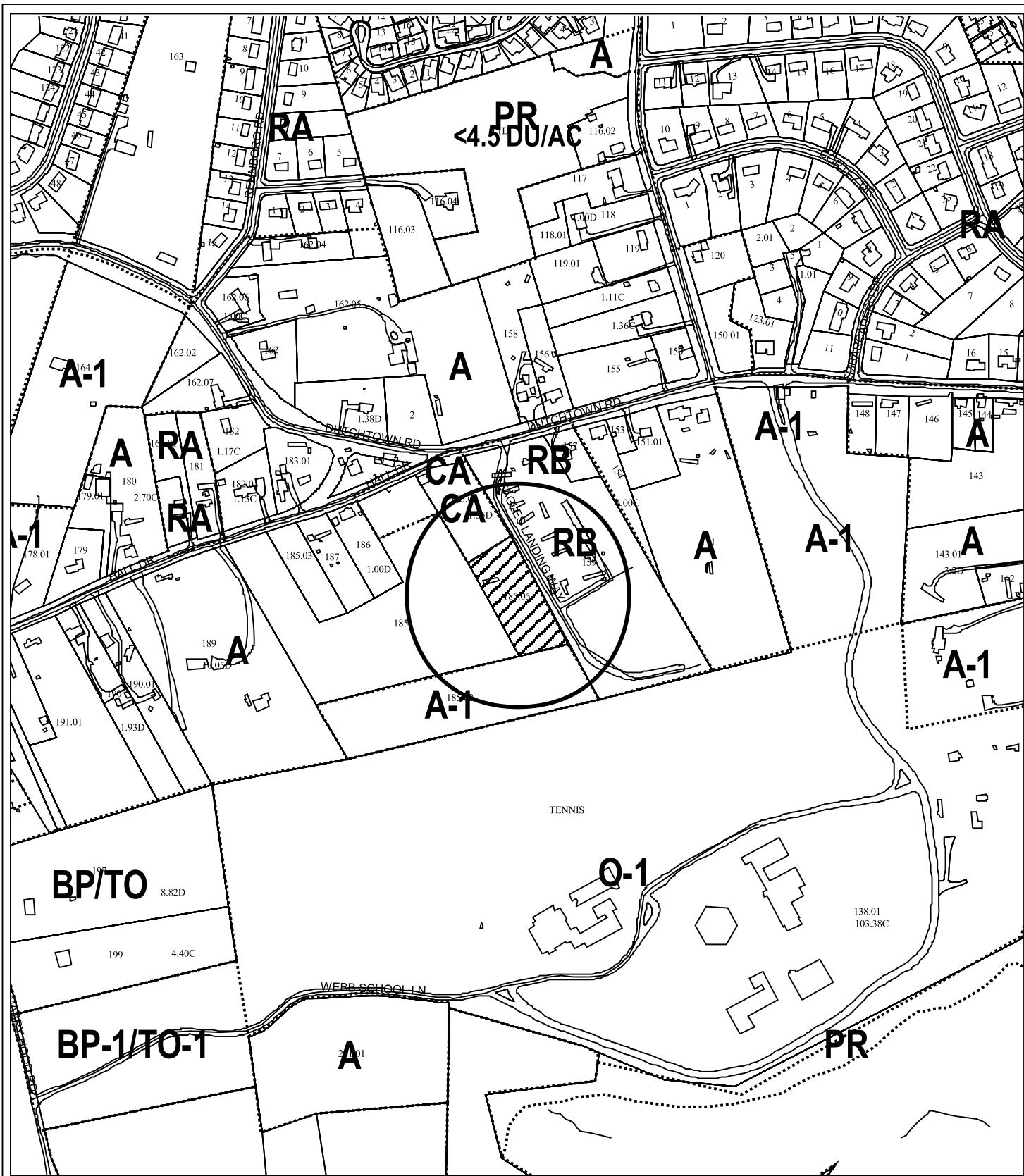
▶ **APPROVE A-1 (General Agricultural) zoning.**

A-1 is the most comparable City zone to the former County zone, is a logical extension of zoning from the south and consistent with the sector plan proposal for the site.

COMMENTS:


The A-1 zone is the most comparable City zone to the former County Agricultural zone. Other properties owned by Webb School and zoned Agricultural in the County have been rezoned to A-1, after being annexed into the City. One such site was proposed for athletic fields, which are permitted as a use on review in the A-1 zone. The Northwest County Sector Plan proposes low density residential uses for the site.

If approved, this item will be forwarded to Knoxville City Council for action on 7/17/2007 and 7/31/2007. 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.



6-T-07-RZ
GOVERNMENTAL REZONING

Petitioner: City of Knoxville
 Map No: 118
 Jurisdiction: City

 From: No Zone
 To: A-1 (General Agricultural)

Original Print Date: 05/30/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Agenda Item # 95