

▶ **FILE #:** 5-O-07-RZ

AGENDA ITEM #: 84

AGENDA DATE: 5/10/2007

▶ **APPLICANT:** DAVID POWELL

OWNER(S): GET REAL PROPERTY MANAGEMENT LLC

TAX ID NUMBER: 106 B A 022

JURISDICTION: City Council District 3

▶ **LOCATION:** Southeast side Creekhead Dr., west of Helmbolt Rd.

▶ **APPX. SIZE OF TRACT:** 2.6 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Creekhead Dr., a local street with 18' 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:** Two residences and outbuildings

▶ **PROPOSED USE:** Detached residential

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

HISTORY OF ZONING: None noted for this site. However, other A-1 zoned properties in the area have been rezoned to R-1 over the years.

SURROUNDING LAND USE AND ZONING: North: Creekhead Dr. - Residence / A-1 (General Agricultural)
 South: Residences / R-1 (Low Density Residential)
 East: Residence / A-1 (General Agricultural)
 West: Residence / A-1 (General Agricultural)

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 an extension of zoning from the southeast, 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 an extension of zoning from the southeast. There are other properties in the area that are zoned R-1 or RP-1 for residential development.
2. R-1 is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. R-1 zoning will allow low density detached residential uses, consistent with the sector plan and One Year Plan proposals for the site.
4. Other A-1 zoned properties in the area have been rezoned to R-1 over the years to allow further subdividing of lots.

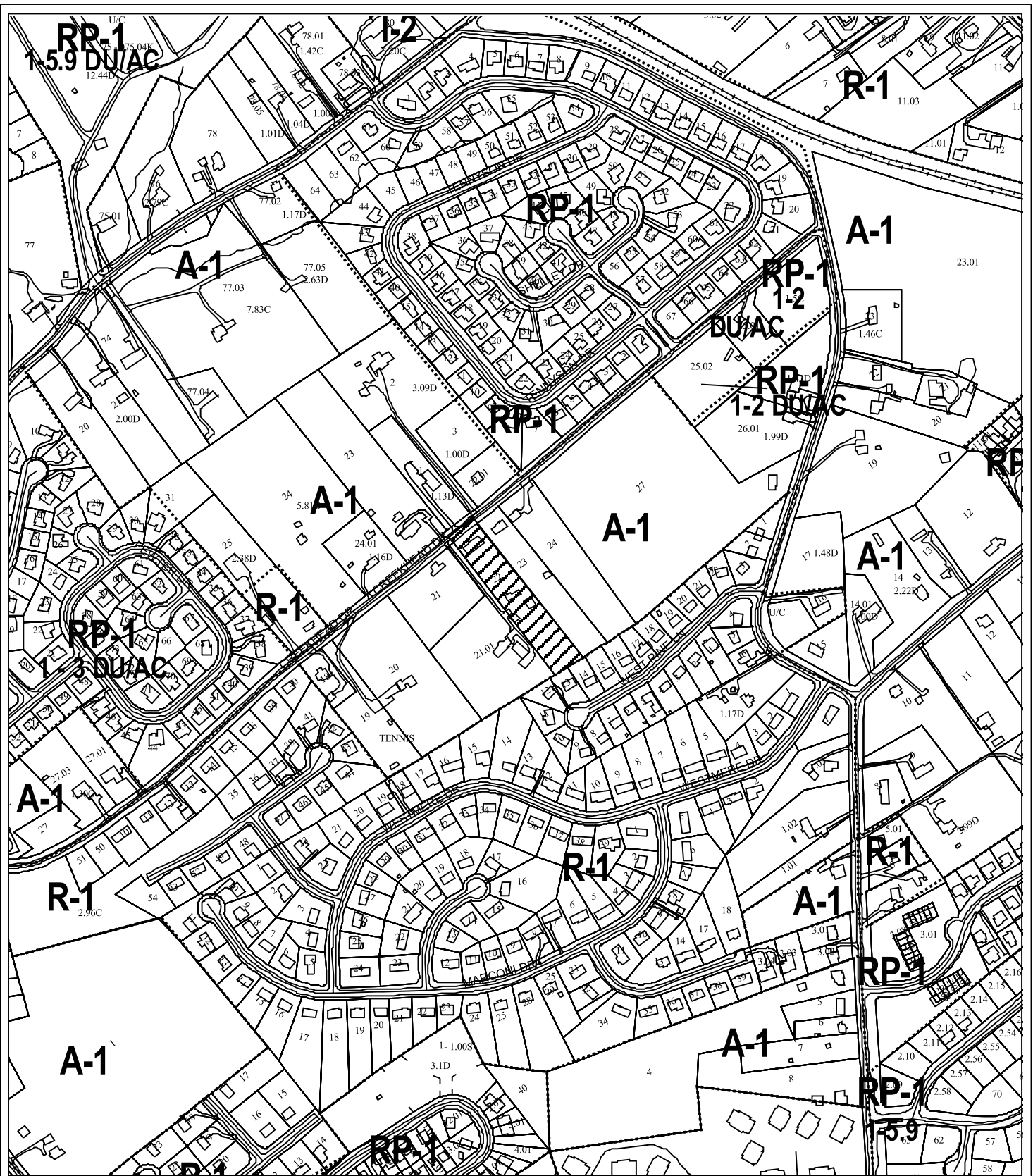
THE EFFECTS OF THE PROPOSAL

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 subdivision of the parcel to create separate lots for each dwelling currently located on the site, as proposed. The minimum lot size permitted in the R-1 zone is 7,500 square feet.
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 6/5/2007 and 6/19/2007. 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.



**5-O-07-RZ
REZONING**

Petitioner: David Powell

Map No: 106

Jurisdiction: City



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

Original Print Date: 04/25/07

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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