

▶ **FILE #:** 12-E-08-RZ

AGENDA ITEM #: 43

AGENDA DATE: 12/11/2008

▶ **APPLICANT:** KNOXVILLE CITY COUNCIL

OWNER(S):

TAX ID NUMBER: 109 E E 043,44,45,46,47,48 (R-1) 109LB024,109DC034,110HA006,7,8 (OS-1)

JURISDICTION: City Council District 1

▶ **LOCATION:** **South, southeast and west side Aberdeen Ln., northwest, west and southwest of Harold Ln. north and northeast of Southside Rd., southwest of Island Home Pike**

▶ **APPX. SIZE OF TRACT:** 110 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Aberdeen Ln., a two-lane local street with 15' of pavement within a 40' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Toll Creek

▶ **PRESENT ZONING:** I-4 (Heavy Industrial) and R-1 (Low Density Residential) (formerly)

▶ **ZONING REQUESTED:** R-1 (Low Density Residential) and OS-1 (Open Space

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** Residences and park

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / R-1 and R-2 Residential

South: Residences and vacant land / R-1 and A-1 Agricultural

East: Residences and vacant land / RA and OS1 Open Space

West: Residences and vacant land / R-1 and R-2 Residential

NEIGHBORHOOD CONTEXT: These parcels are part of an older neighborhood that includes an old quarry housing and Ijams Nature Park that have developed under I-4, I, R-1, RA, A-1 and OS-1 zones.

STAFF RECOMMENDATION:

▶ **Recommend that City Council rezone the properties to R-1 (Low Density Residential) and OS-1 (Open Space) zones.**

The R-1 zone will bring the residential properties in the area into conformity with the City Zoning Ordinance and the OS-1 zone will accommodate the expanded Ijams Nature Park.

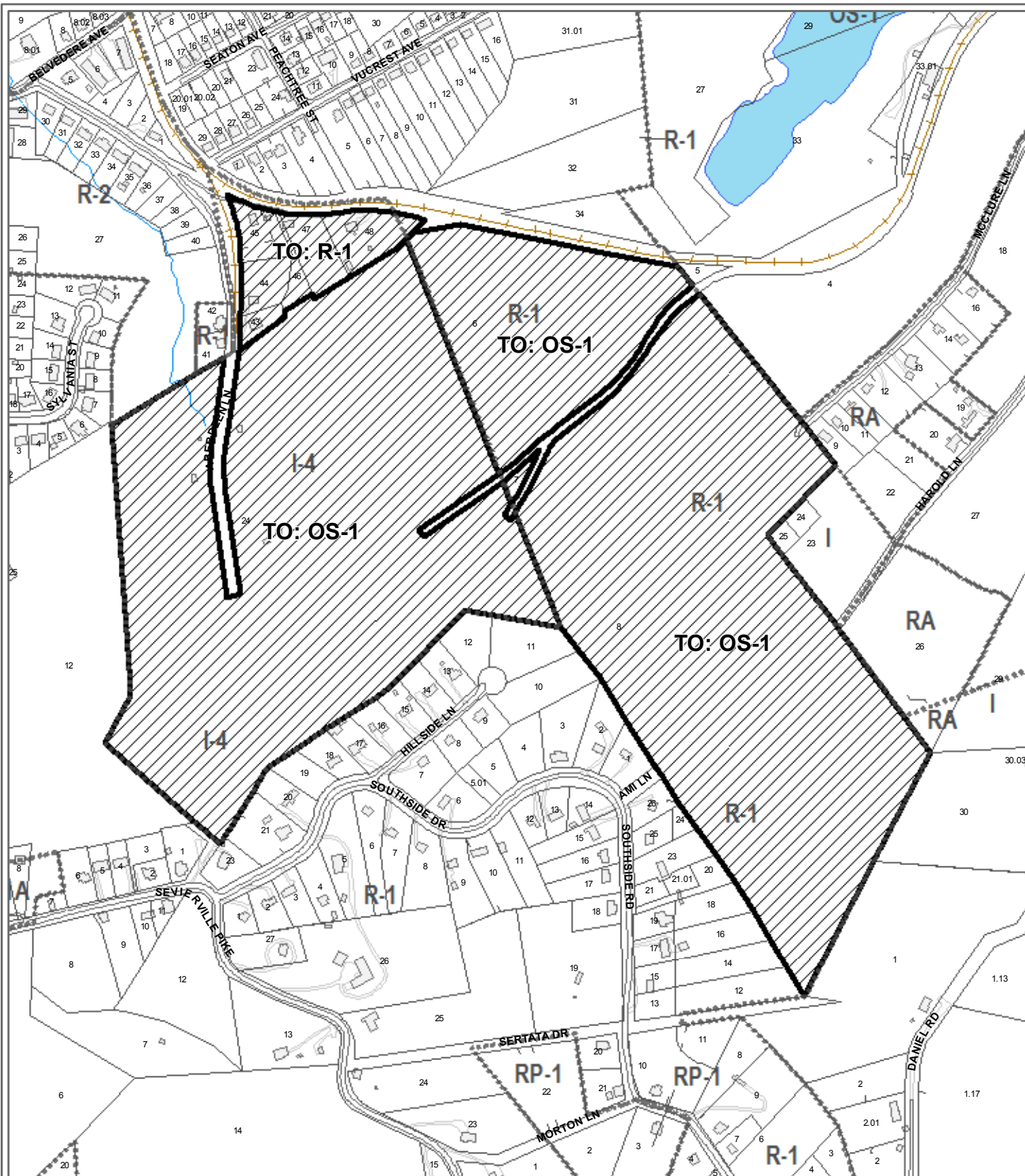
COMMENTS:

The I-4 (Heavy Industrial) zoning in the area was out of character with the established and proposed land uses of the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/13/2009 and 1/27/2009. 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-E-08-RZ
REZONING**

From: I-4 (Heavy Industrial) R-1 (Low Density Residential)

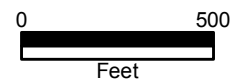
To: R-1 (Low Density Residential) and OS-1 (Open Space)



Petitioner: Knoxville City Council

Map No: 109

Jurisdiction: City



Original Print Date: 11/24/2008

Revised: 12/4/2008

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