

▶ **FILE #:** 1-H-08-RZ **AGENDA ITEM #:** 56
 POSTPONEMENT(S): 1/10/2008 **AGENDA DATE:** 2/14/2008

▶ **APPLICANT:** WANDA ENGLISH / WAYNE TIPTON
 OWNER(S): WANDA ENGLISH

TAX ID NUMBER: 106 B A 021
 JURISDICTION: City Council District 3
 ▶ **LOCATION:** Southeast side Creekhead Dr., southwest of Helmbolt Rd.
 ▶ **APPX. SIZE OF TRACT:** 1.5 acres
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via Creekhead Dr., a local street with 20' of pavement within 40' right-of-way.
 UTILITIES: Water Source: KUB
 Sewer Source: KUB
 WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** A-1 (General Agricultural)
 ▶ **ZONING REQUESTED:** R-1 (Low Density Residential)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Detached dwellings
 EXTENSION OF ZONE: Yes
 HISTORY OF ZONING: Property was denied R-1 zoning in 2006. (5-P-06-RZ)
 SURROUNDING LAND USE AND ZONING: North: Residences A-1 Agricultural
 South: Residence / A-1 Agricultural
 East: Residences / R-1 Residential
 West: Residences and vacant land A-1 Agricultural
 NEIGHBORHOOD CONTEXT: This site is within a low density residential development area that has occurred under R-1, RP-1 and A-1 zones.

STAFF RECOMMENDATION:

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

R-1 zoning is compatible with surrounding residential uses and zoning. The sector plan proposes low density residential use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses and were rezoned to A-1, R-1, RP-1 zoning following annexation into the City of Knoxville. However, the County's A zone has a minimum lot size of 1 acre, while the city A-1 zone minimum lot size is 10 acres.
2. R-1 is consistent with the surrounding residential uses that includes subdivision development under RP-1 zoning. The subject property is expected to be subdivided for residential use,
3. R-1 zoning will require MPC subdivision approval for any development of the property beyond one

dwelling. During this review, potential issues such as traffic, drainage, access, topography, lot layout, density and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. R-1 zoning will permit the subdivision of the site into 7,500 sq. ft. lots.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

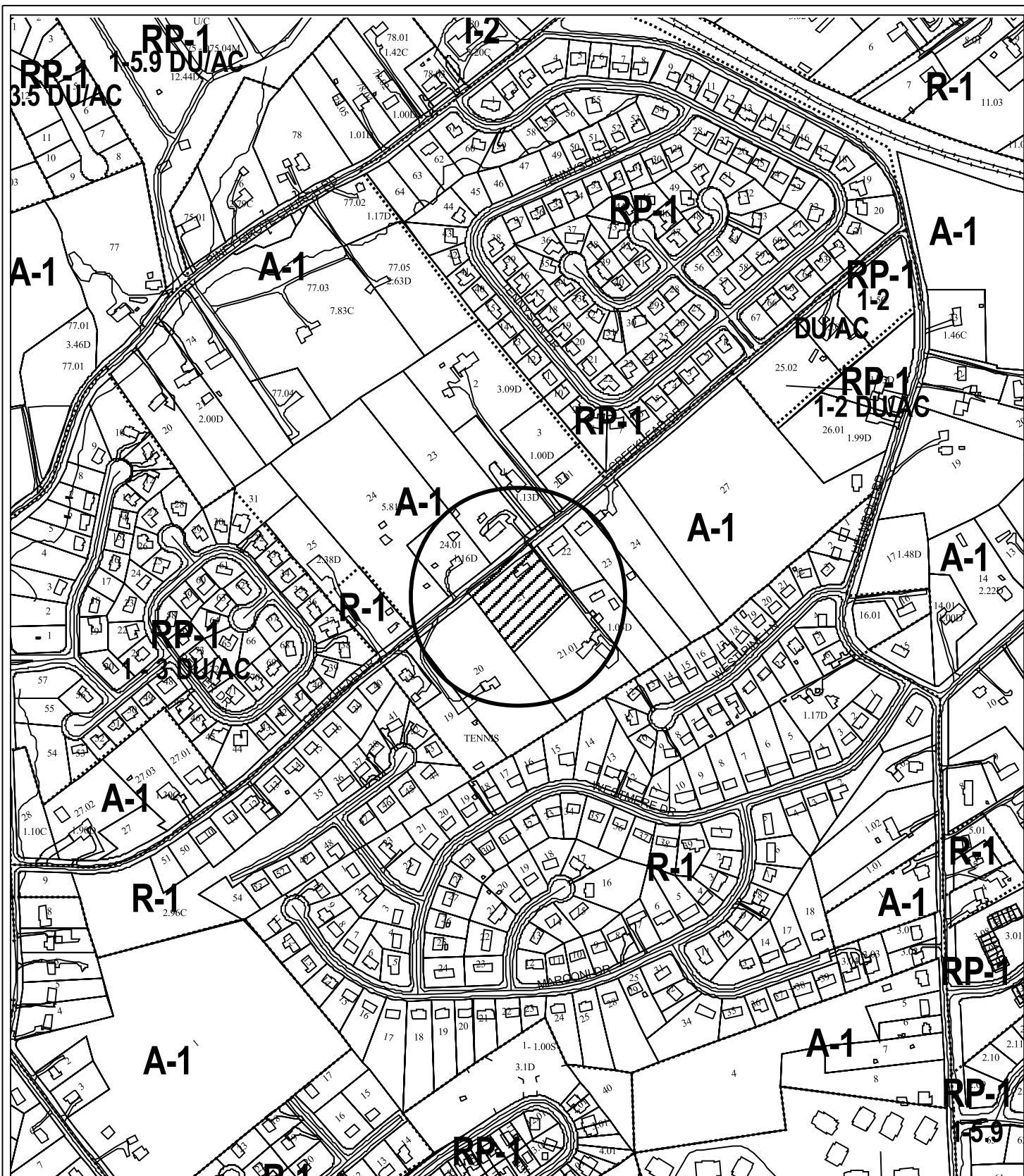
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site.
2. The site is located within the Urban Growth Area (inside City) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for R-1 or RP-1 zoning in this 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 3/11/2008 and 3/25/2008. 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.



**1-H-08-RZ
REZONING**

Petitioner: Wanda English / Wayne Tipton

Map No: 106

Jurisdiction: City



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

Original Print Date: 12/28/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902