

▶ **FILE #:** 5-G-08-RZ

AGENDA ITEM #: 53

AGENDA DATE: 5/8/2008

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): DOUGLAS R LONG
 HENRY H LONG JR

TAX ID NUMBER: 121 O B 010 & 011 PORTION ZONED COUNTY A AND RB

JURISDICTION: City Council District 2

▶ **LOCATION:** East of Duncan Rd., southeast of S. Northshore Dr.

▶ **APPX. SIZE OF TRACT:** 1.05 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Brooks Ave., an unimproved 40' wide right of way, or S. Northshore Dr., a major arterial street with 21' of pavement width within 100' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

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

▶ **ZONING REQUESTED:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** House and vacant lot

▶ **PROPOSED USE:** House and vacant lot

EXTENSION OF ZONE: Yes, extension of R-1 from the north and west

HISTORY OF ZONING: Other annexed properties to the west were rezoned from RB to R-1 in 1996.

SURROUNDING LAND USE AND ZONING: North: Houses / R-1 (Low Density Residential)

South: Brooks Ave. ROW - Houses / A (Agricultural) and RB (General Residential)

East: Houses / A (Agricultural) and RB (General Residential)

West: Houses / R-1 (Low Density Residential) and RB (General Residential)

NEIGHBORHOOD CONTEXT: This area is developed primarily with low density residential uses, zoned R-1, RP-1, A and RB.

STAFF RECOMMENDATION:

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

R-1 zoning is compatible with the surrounding development and zoning pattern, is consistent with the zoning placed on previously annexed properties in the area, and is consistent with the sector plan proposal for the site.

COMMENTS:

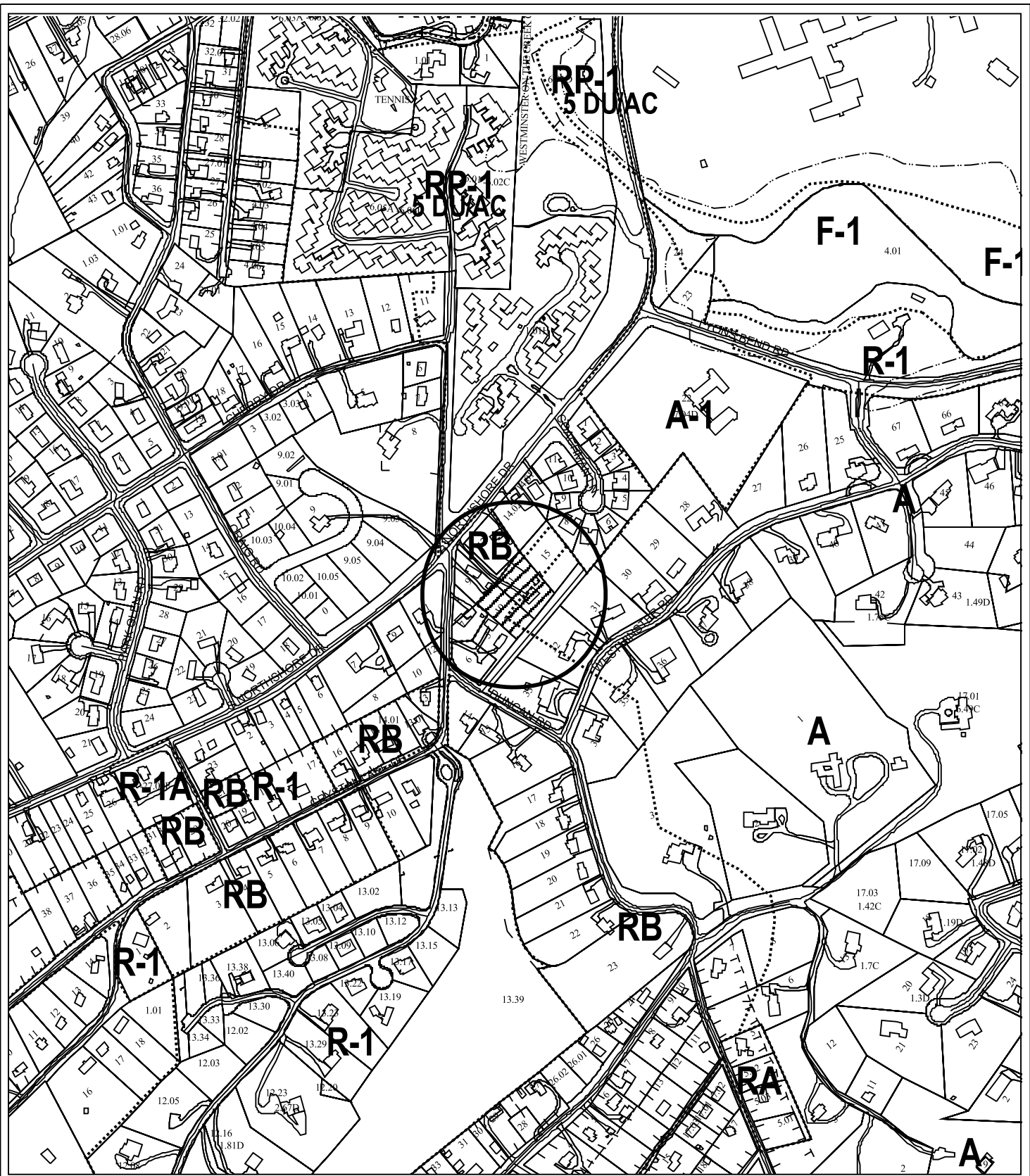
Two other similar sites to the west were rezoned R-1 after annexation into the City Limits of Knoxville in 1996 (2-O-96-RZ and 2-P-96-RZ). R-1 is the most appropriate zoning for the property, considering the surrounding development pattern and zoning. The Southwest County Sector Plan proposes low density residential uses

and slope protection for the site, consistent with the recommended R-1 zoning.

ESTIMATED TRAFFIC IMPACT: Not calculated.


ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/3/2008 and 6/17/2008. 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.



**5-G-08-RZ
GOVERNMENTAL REZONING**

Petitioner: City of Knoxville
 Map No: 121
 Jurisdiction: City

 From: No Zone
 To: R-1 (Low Density Residential)

Original Print Date: 04/21/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

