

▶ **FILE #:** 2-H-09-RZ

AGENDA ITEM #: 48

AGENDA DATE: 2/12/2009

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): SPARKS EARL W & NELLA RUTH

TAX ID NUMBER: 57 M A 028

JURISDICTION: City Council District 5

▶ **LOCATION:** Northwest side Chesswood Dr., southwest side Haynes-Sterchi Rd.

▶ **APPX. SIZE OF TRACT:** 0.4 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Chesswood Dr., a local street with 2 lanes and a center median within 80' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek and Second Creek

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

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

▶ **EXISTING LAND USE:** House

▶ **PROPOSED USE:** House

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House / R-1 (Low Density Residential)
 South: Chesswood Dr. - House / RB (General Residential)
 East: Haynes-Sterchi Rd. - Church / RP-1 (Planned Residential) @ 1-6 du/ac
 West: House / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed primarily with residential uses under A-1, R-1 and RB zoning. A church has been developed to the east under RP-1 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.**

R-1 zoning is compatible with surrounding development and zoning. R-1 is a comparable City zone to the former County RB zone and is appropriate for the current use of the property.

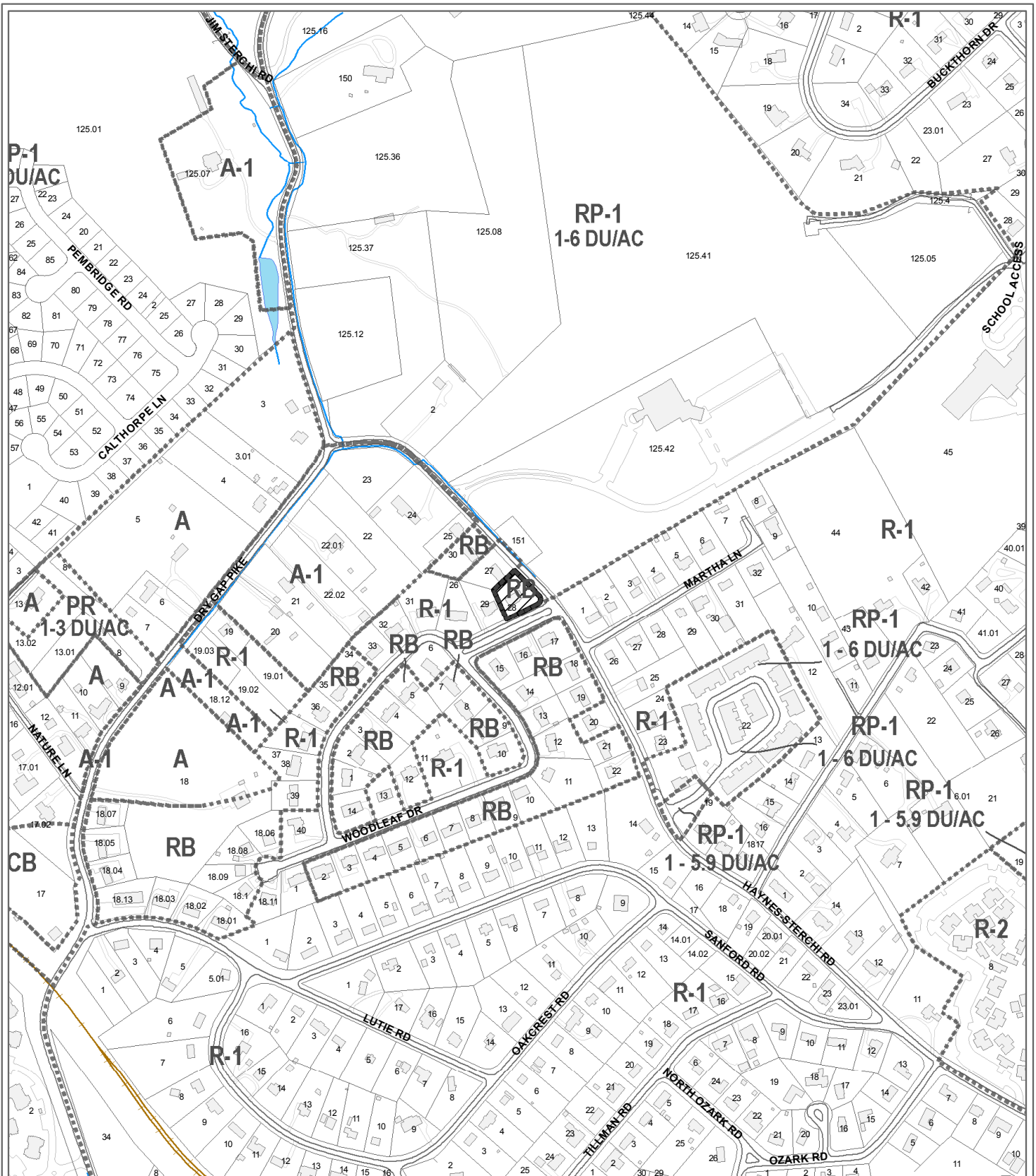
COMMENTS:

Other properties in this subdivision have been rezoned R-1 after annexation into the City. R-1 is an extension of zoning from the north and west.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/10/2009 and 3/24/2009. 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.



**2-H-09-RZ
GOVERNMENTAL REZONING**

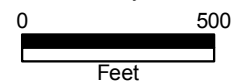
From: No Zone
To: R-1 (Low Density Residential)



Petitioner: City of Knoxville

Map No: 57

Jurisdiction: City



Original Print Date: 1/23/2009
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902