

▶ **FILE #:** 2-I-09-RZ

AGENDA ITEM #: 49

AGENDA DATE: 2/12/2009

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): GARLINGTON MORMAN S & MICHELLE L

TAX ID NUMBER: 68 D A 014

JURISDICTION: City Council District 5

▶ **LOCATION:** North side Woodleaf Dr., east side Chesswood Dr.

▶ **APPX. SIZE OF TRACT:** 0.44 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Woodleaf Dr., a local street with 26' of pavement width within 50' of right of way.

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

WATERSHED: 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 east and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House / RB (General Residential)
 South: Woodleaf Dr. - House / RB (General Residential)
 East: House / R-1 (Low Density Residential)
 West: Chesswood Dr. - House / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This subdivision of single dwellings on individual lots was developed under the County RB zone.

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.

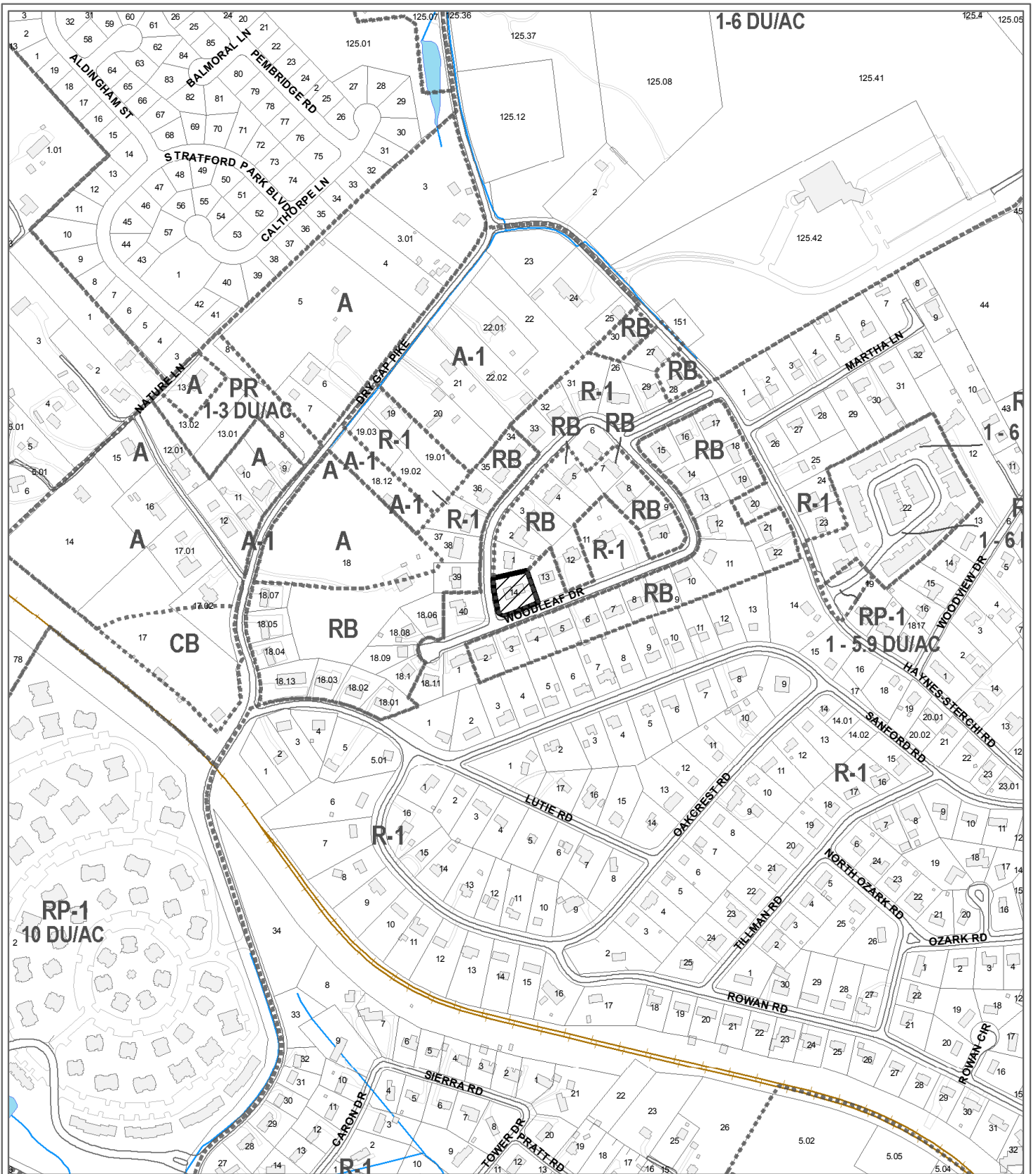
COMMENTS:

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

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

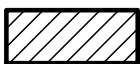
If approved, this item will be forwarded to Knoxville City Council for action on 3/10/2009 and 3/24/2009. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**2-1-09-RZ
GOVERNMENTAL REZONING**

From: No Zone

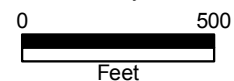
To: R-1 (Low Density Residential)



Petitioner: City of Knoxville

Map No: 68

Jurisdiction: City



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