

▶ **FILE #:** 2-J-09-RZ

**AGENDA ITEM #:** 50

**AGENDA DATE:** 2/12/2009

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): ELAINE C. TRENT

TAX ID NUMBER: 119 L B 032

JURISDICTION: City Council District 2

▶ **LOCATION:** North side Kildare Dr., south side I-40/75 ROW, north of Killarney Rd.

▶ **APPX. SIZE OF TRACT:** 0.37 acres

SECTOR PLAN: Southwest County

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

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

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Ten Mile Creek

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Same as existing

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was zoned RB in Knox County

SURROUNDING LAND USE AND ZONING: North: I-40/75 right-of-way /

South: Residences / RB and R-1 Residential

East: Residences / R-1 Residential

West: Residences / RB Residential

NEIGHBORHOOD CONTEXT: This lot is part of a single family subdivision that developed under RB zoning in Knox County and has had some lots annexed into the City of Knoxville and rezoned to R-1.

**STAFF RECOMMENDATION:**

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

R-1 zoning is consistent with the single family development of this lot and the surrounding residential uses and R-1 and RB zoning

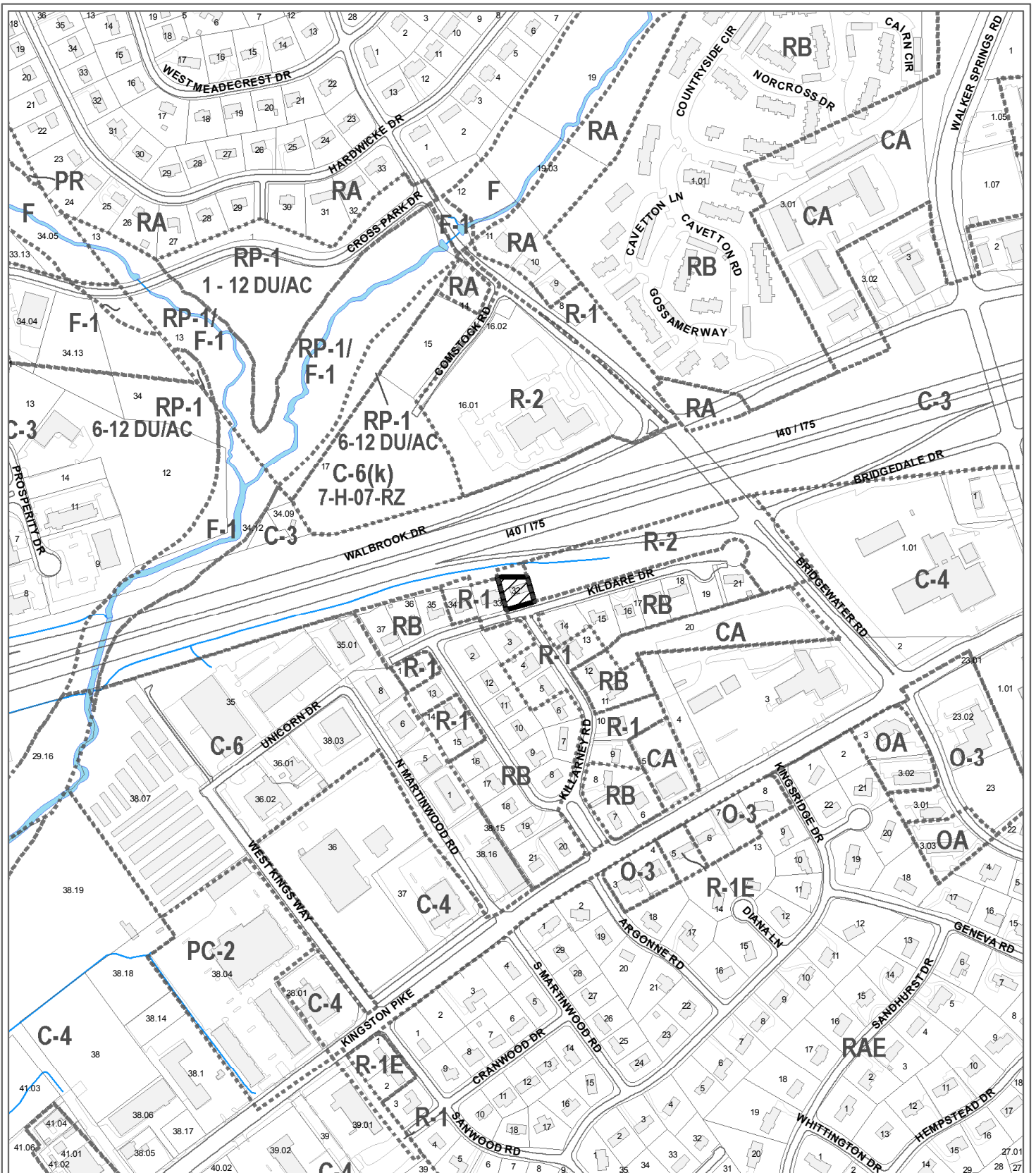
**COMMENTS:**

Other annexed properties within this subdivision have been rezoned R-1 in the City reflecting the single family uses of the parcels.

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-J-09-RZ  
REZONING**

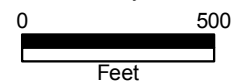
From: No Zone (Formerly RB)  
To: R-1 (Low Density Residential)



Petitioner: City of Knoxville

Map No: 119

Jurisdiction: City



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