

▶ **FILE #:** 2-L-09-RZ

AGENDA ITEM #: 52

AGENDA DATE: 2/12/2009

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): THOMAS JOHN AND BARBARA EARL C. AND MARTHA G. HUDSON ABRAHAM

TAX ID NUMBER: 49 A F 005,006

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side Mountaincrest Dr., northeast of Ridgemont Dr.

▶ **APPX. SIZE OF TRACT:** 1.7 acres

SECTOR PLAN: North City

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

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

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** No Zone (formerly A (Agricultural))

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

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Same as existing

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / A Agricultural

South: Residences / RB and R-1 Residential

East: Residences / A Agricultural

West: Residences / A Agricultural

NEIGHBORHOOD CONTEXT: These lots are part of a residential subdivision that developed in Knox County under RB and Agricultural zoning, and in recent years has had several 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 A, R-1 and RB zoning

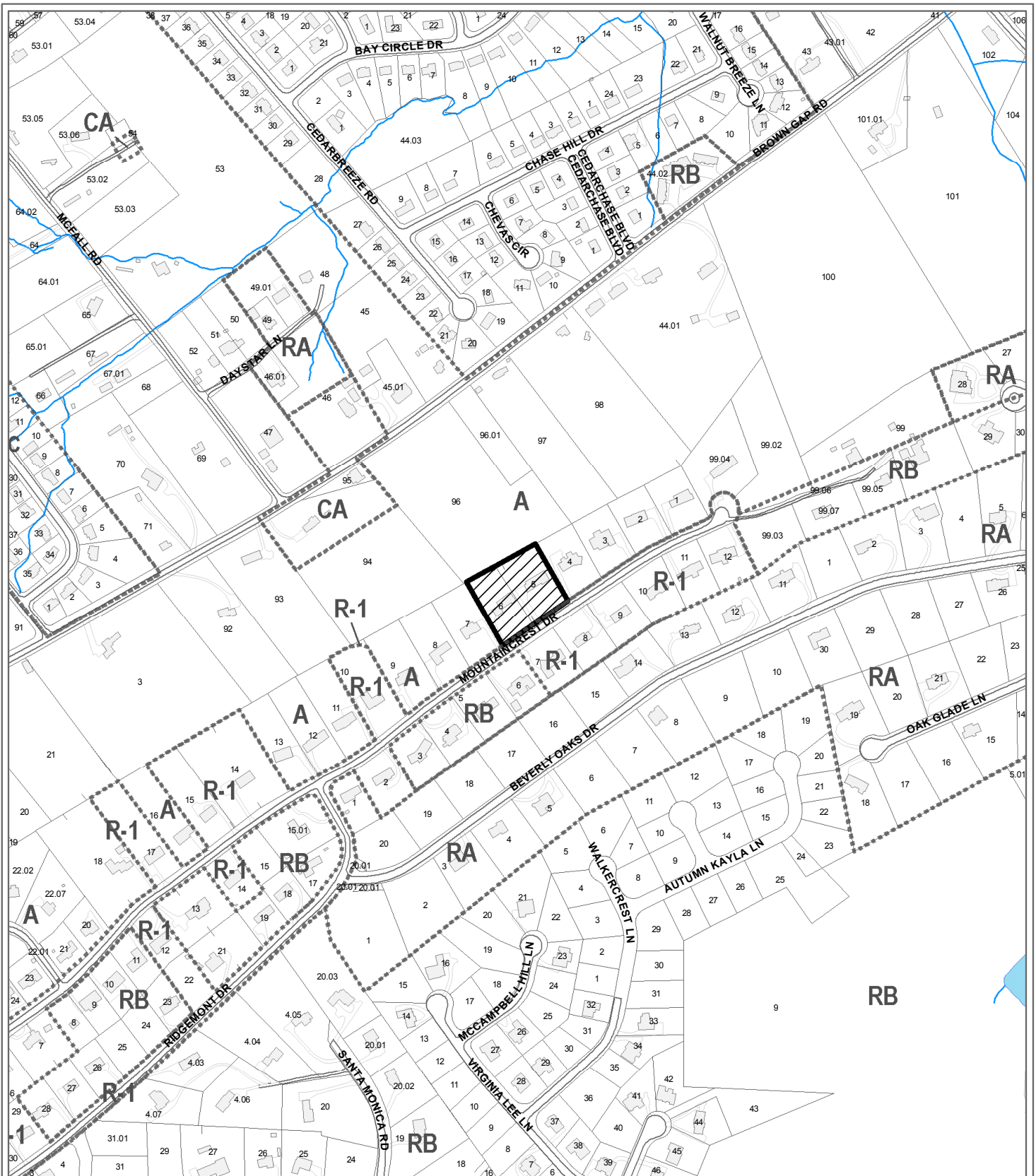
COMMENTS:

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.

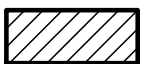
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on . 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.



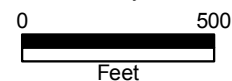
**2-L-09-RZ
REZONING**

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



Petitioner: City of Knoxville

Map No: 49
Jurisdiction: City



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