

▶ **FILE #:** 2-A-10-RZ

AGENDA ITEM #: 35

AGENDA DATE: 2/11/2010

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): PARTON KEVIN T

TAX ID NUMBER: 133 E E 004

JURISDICTION: City Council District 2

▶ **LOCATION:** South side Alki Ln., west of Morrell Rd.

▶ **APPX. SIZE OF TRACT:** 0.45 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Alki Ln., 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: Fourth Creek

▶ **PRESENT ZONING:** No Zone (formerly RA (Low Density Residential))

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residence

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Alki Ln. - Residences / R-1 and RA (Low Density Residential)
 South: Residences / R-1 and RA (Low Density Residential)
 East: Residences / RA (Low Density Residential)
 West: Residences / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is located in a low density residential neighborhood, zoned R-1 and RA.

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 the most comparable City zone to the former County RA zone. The sector plan proposes LDR (Low Density Residential) uses for the site.

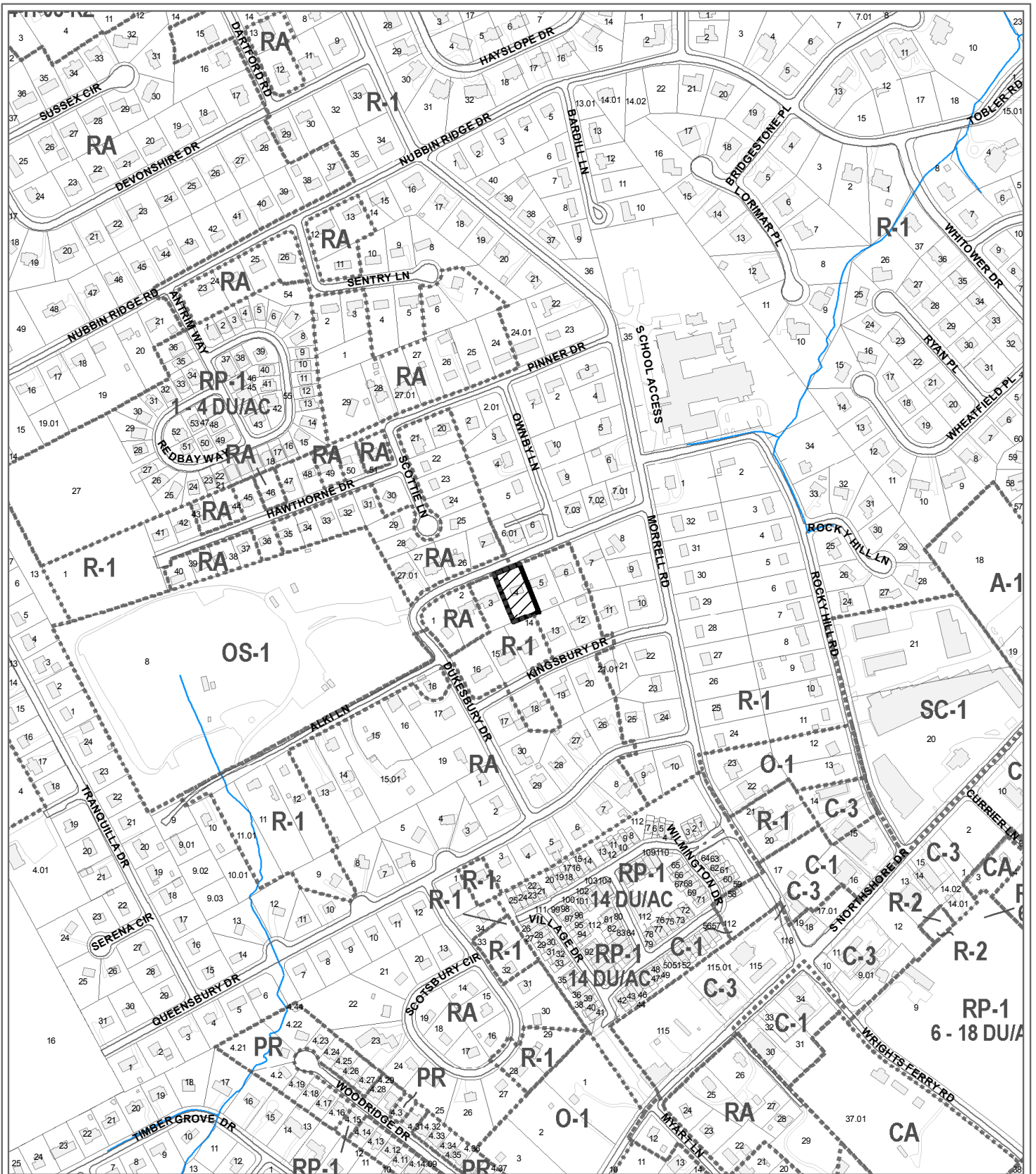
COMMENTS:

Other properties in the neighborhood have been rezoned R-1 after annexation into the City. R-1 is an extension of zoning from the south 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 3/9/2010 and 3/23/2010. 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-A-10-RZ
GOVERNMENTAL REZONING**

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



Original Print Date: 1/27/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 133
Jurisdiction: City

