

▶ **FILE #:** 2-B-10-RZ

AGENDA ITEM #: 36

AGENDA DATE: 2/11/2010

▶ **APPLICANT:** CITY OF KNOXVILLE
 OWNER(S): FAIRFAX DEVELOPMENT INC

TAX ID NUMBER: 49 L A 014

JURISDICTION: City Council District 4

▶ **LOCATION:** East side Washington Pike, north of Edmondson Ln.

▶ **APPX. SIZE OF TRACT:** 7.6 acres

SECTOR PLAN: Northeast County

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

ACCESSIBILITY: Access is via Washington Pike, a minor arterial street with 20' of pavement width within 90' of right-of-way.

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

WATERSHED: Whites Creek and Love Creek

▶ **PRESENT ZONING:** No Zone (formerly PR (Planned Residential))

▶ **ZONING REQUESTED:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, extension of RP-1 from the west

HISTORY OF ZONING: MPC approved PR zoning at 1-5 du/ac and a LDR plan designation on June 13, 2002 (6-E-02-RZ/6-A-02-SP).

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 and RA (Low Density Residential)

South: Residences / RA (Low Density Residential)

East: Commercial and future commercial / CN (Neighborhood Commercial) and C-4 (Highway & Arterial Commercial) with conditions

West: Washington Pike - Vacant land / SC-1 (Neighborhood Shopping Center)

NEIGHBORHOOD CONTEXT: This site is surrounded by commercial and residential development, in various City and County commercial and residential zone districts.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 5 du/ac.**

RP-1 zoning is compatible with surrounding development and zoning. RP-1 at the recommended density is the most comparable City zone to the former County PR zone. The sector plan proposes LDR (Low Density Residential) uses for the site, consistent with the recommendation.

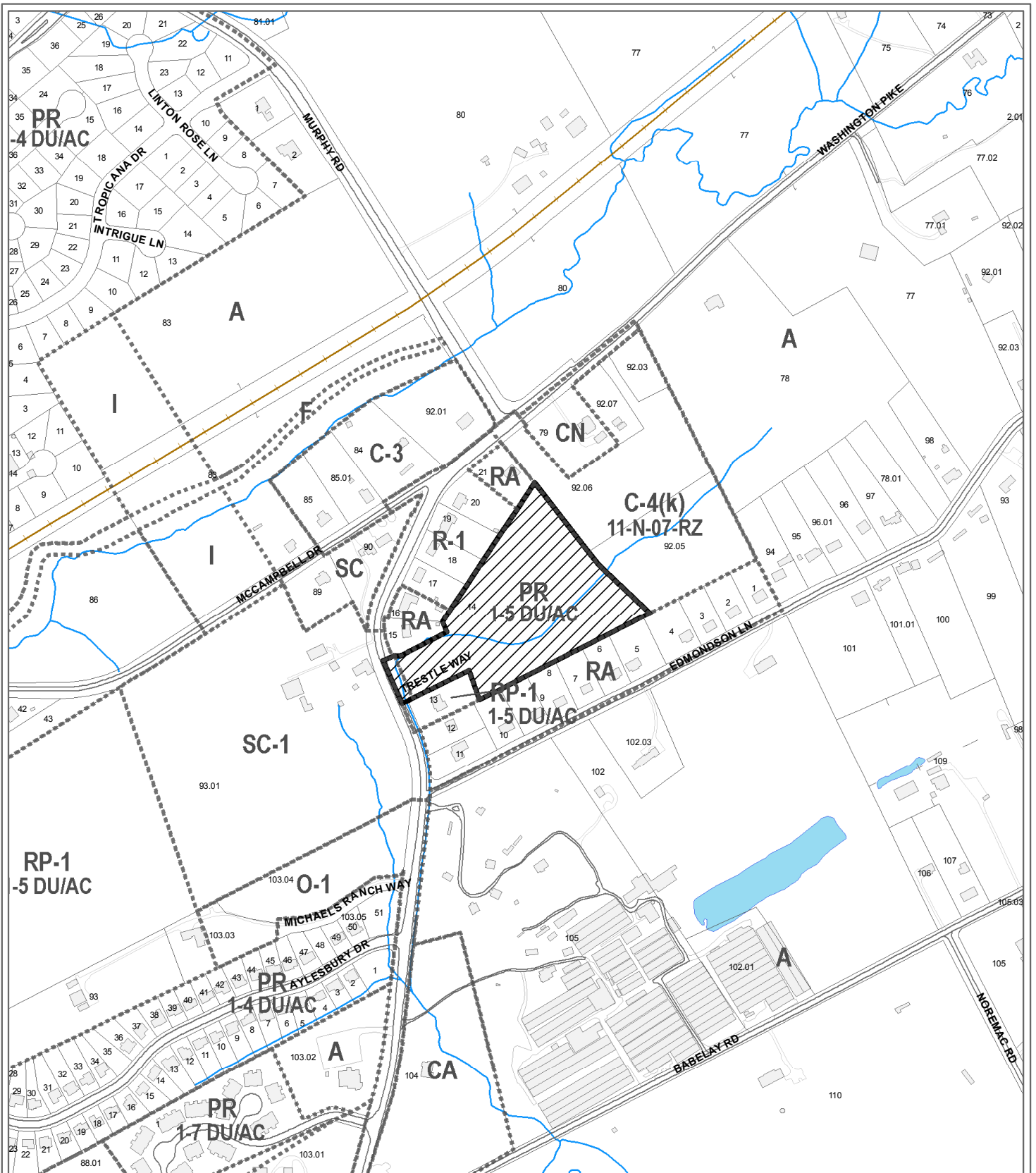
COMMENTS:

Other properties in the neighborhood have been rezoned R-1 (Low Density Residential) after annexation into the City. RP-1 is an extension of zoning and density from the west. The recommended density of up to 5 du/ac falls within the allowable density range in a low density residential designated area. In 2009, a concept plan, use on review and final plat were approved in the County PR zone for up to 37 attached residential units on individual lots on this site (8-SD-09-C/8-H-09-UR/8-SO-09-F). These previous approvals will remain valid in the City under the recommended RP-1 zoning.

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-B-10-RZ
GOVERNMENTAL REZONING**

From: No Zone

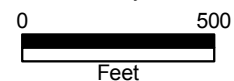
To: RP-1 (Planned Residential)



Petitioner: City of Knoxville

Map No: 49

Jurisdiction: City



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