

▶ **FILE #:** 8-G-12-RZ

**AGENDA ITEM #:** 27

**AGENDA DATE:** 8/9/2012

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): CITIZENS NATIONAL BANK & FIRST NATIONAL BANK OF PIKEVILLE

TAX ID NUMBER: 92 054

JURISDICTION: City Council District 3

▶ **LOCATION:** Northeast end Bradley Lake Ln., northeast of Amherst Rd.

▶ **APPX. SIZE OF TRACT:** 74.81 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Bradley Lake Ln., a local street with 10-12' of pavement width within 50' of right-of-way.

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

WATERSHED: Grassy Creek

▶ **PRESENT ZONING:** No Zone (formerly PR (Planned Residential) @ 1-3 du/ac)

▶ **ZONING REQUESTED:** RP-1 (Planned Residential) @ up to 3 du/ac

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Vacant land

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences / A (Agricultural)

South: Residences / PR (Planned Residential)

East: Residences and vacant land / R-1 (Low Density Residential) and A (Agricultural)

West: Residences and vacant land / RP-1 (Planned Residential) @ 1-3 du/ac and A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential uses under A, PR, R-1, R-2 and RP-1 zones.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 3 du/ac.**

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

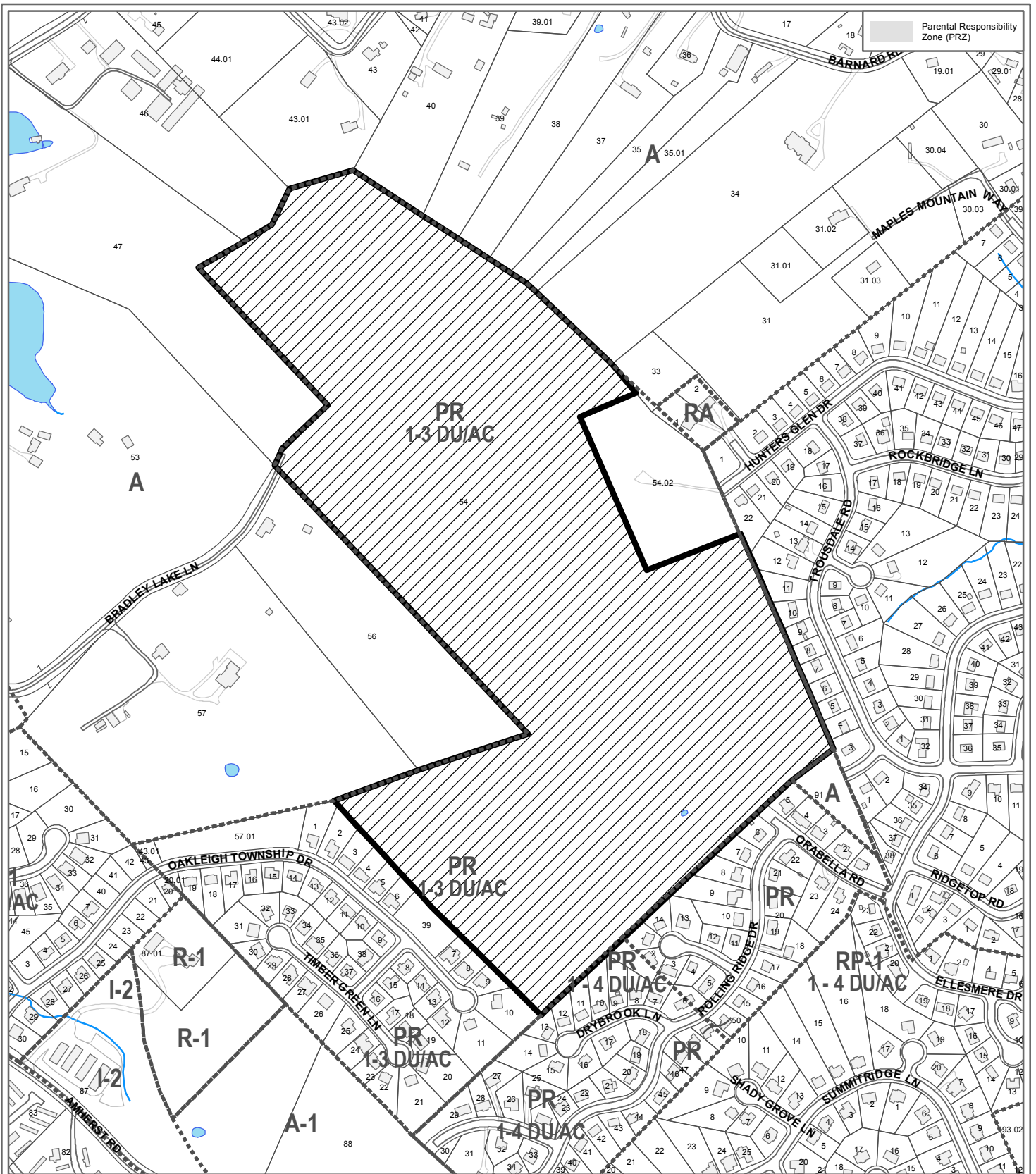
**COMMENTS:**

There are residential developments in the area that are zoned either the City's RP-1 or the County's PR zoning. RP-1 is an extension of zoning from the 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 9/4/2012 and 9/18/2012. 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.



**8-G-12-RZ  
REZONING**

From: No Zone

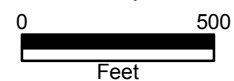
To: RP-1 (Planned Residential) @ up to 3 du/ac



Petitioner: City of Knoxville

Map No: 92

Jurisdiction: City



Original Print Date: 7/17/2012      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902