



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT**

▶ **FILE #:** 3-G-14-RZ

AGENDA ITEM #: 40

AGENDA DATE: 3/13/2014

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): ROGERS MICHAEL T & TASHA BLAKNEY

TAX ID NUMBER: 122 J B 008

JURISDICTION: City Council District 1

STREET ADDRESS: 2324 Buena Vista Dr

▶ **LOCATION:** Southeast side Buena Vista Dr., north side Woodson Dr., west of Hilltop Rd.

▶ **APPX. SIZE OF TRACT:** 0.704 acres

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Buena Vista Dr., a local street with 15' of pavement width within 40' of right-of-way, or Woodson Dr., a minor collector street with 20' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

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

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

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Buena Vista Dr. - Residence and vacant lot / RA (Low Density Residential)

South: Woodson Dr. - Condominium development / RP-1 (Planned Residential) at 1-5 du/ac

East: Vacant lot / RA (Low Density Residential)

West: Residences and vacant lot / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under A, RA, R-1 and RP-1 zoning.

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.

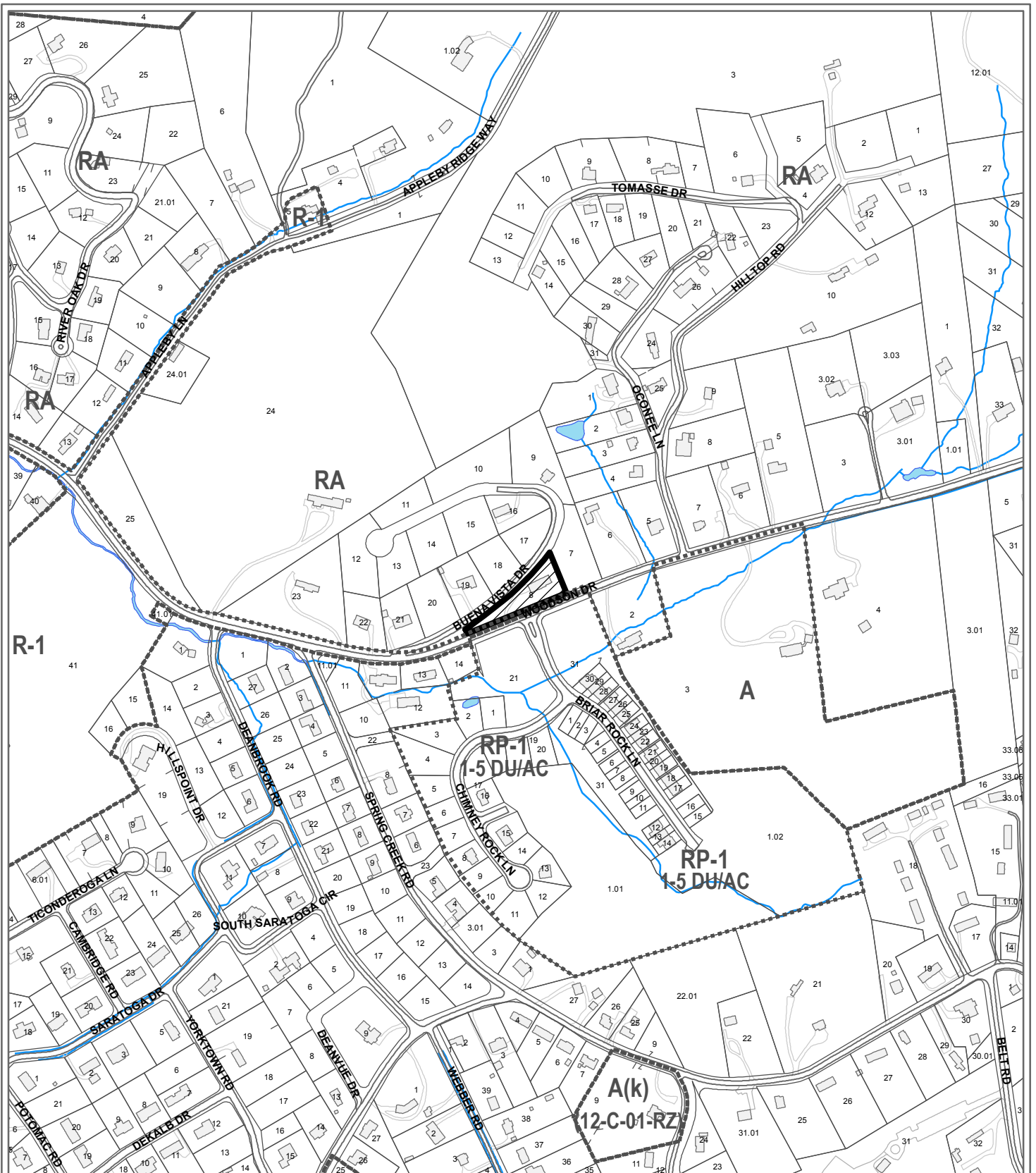
COMMENTS:

Other properties in the area have been rezoned R-1 after annexation into the City.

ESTIMATED TRAFFIC IMPACT: Not required.

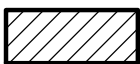
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 4/15/2014 and 4/29/2014. 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.



**3-G-14-RZ
GOVERNMENTAL REZONING**

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



Original Print Date: 2/24/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 122
Jurisdiction: City

