

▶ **FILE #:** 3-H-14-RZ

AGENDA ITEM #: 41

AGENDA DATE: 3/13/2014

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): LANDAU GERALD H & LANDAU CLARA

TAX ID NUMBER: 133 C C 012

JURISDICTION: City Council District 2

STREET ADDRESS: 932 Dartford Rd

▶ **LOCATION:** Northeast side Dartford Rd., northwest side Devonshire Dr.

▶ **APPX. SIZE OF TRACT:** 0.468 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is from Dartford Rd. or Devonshire Dr., both local streets 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 two sides

HISTORY OF ZONING: Other properties in this neighborhood have been rezoned R-1 upon annexation into the City.

SURROUNDING LAND USE AND ZONING: North: House / RA (Low Density Residential) - County

South: Devonshire Dr. - Houses / R-1 (Low Density Residential)

East: House / R-1 (Low Density Residential)

West: Dartford Rd. - House / RA (Low Density Residential) - County

NEIGHBORHOOD CONTEXT: This neighborhood is developed with detached houses on individual lots, under R-1 and RA 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.

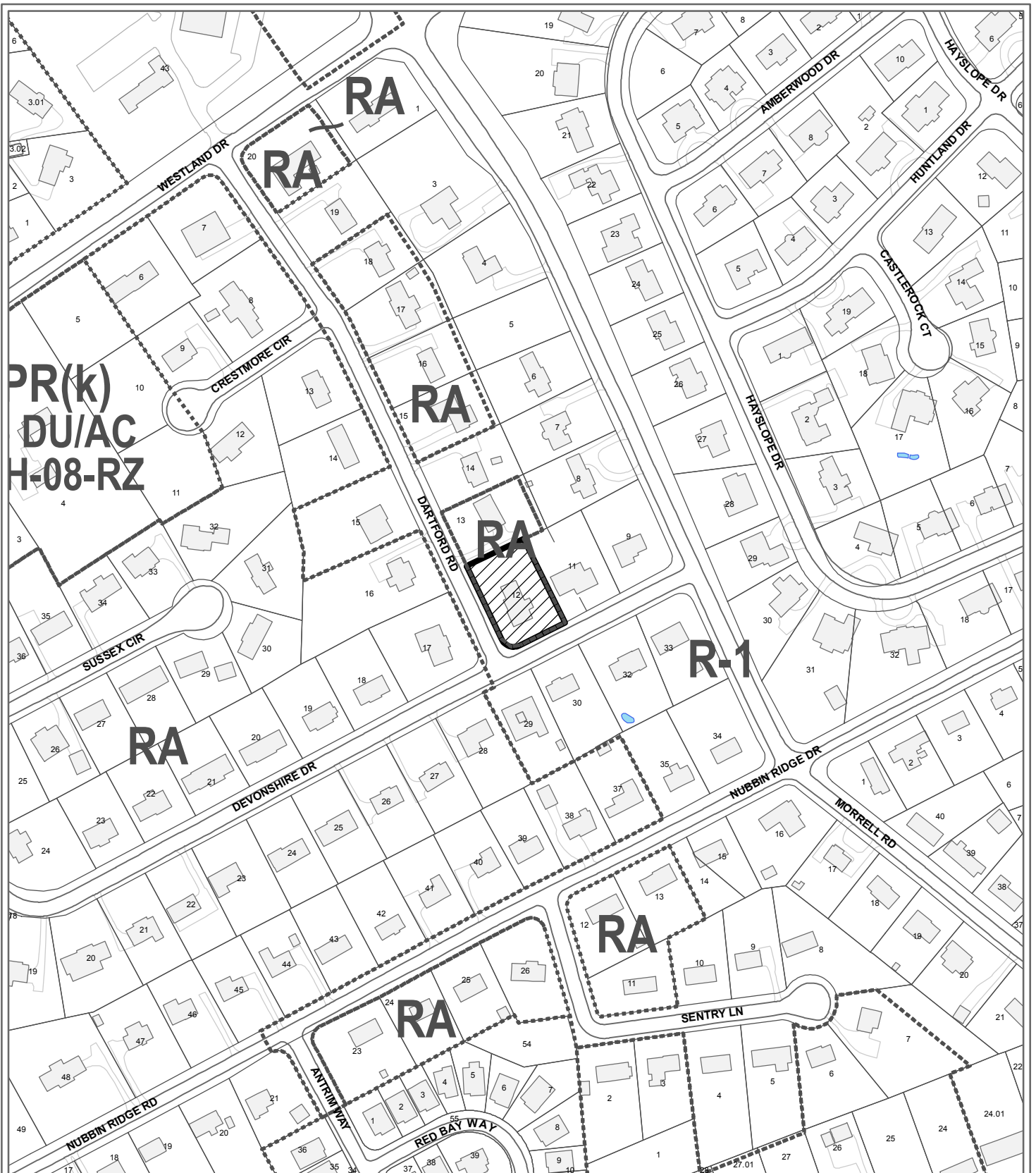
COMMENTS:

Other properties in the neighborhood have been rezoned R-1 after annexation into the City. R-1 is an extension of zoning from two sides.

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-H-14-RZ
GOVERNMENTAL REZONING**

From: No Zone

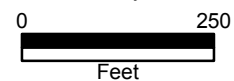
To: R-1 (Low Density Residential)



Petitioner: City of Knoxville

Map No: 133

Jurisdiction: City



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