

▶ **FILE #:** 10-M-15-RZ

**AGENDA ITEM #:** 46

**AGENDA DATE:** 10/8/2015

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): Aslan Foundation

TAX ID NUMBER: 108 M A 001,002,010,011,012  
 122DC001,00101,010-019 AND R-O-W

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS:

▶ **LOCATION:** Northwest and southeast sides Repass Dr., northeast of Candora Rd.

▶ **APPX. SIZE OF TRACT:** 5.69 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access to the area is from Candora Rd., a local street with 20' of pavement width within 40' of right-of-way, or Repass Dr., a local street with 16' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

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

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

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** Residences and vacant land

EXTENSION OF ZONE: Yes, extension from the north and east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / RP-1 (Planned Residential)

South: Houses / RA (Low Density Residential)

East: Vacant land / RP-1 (Planned Residential)

West: Houses and vacant land / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed primarily with low to medium density residential uses under RP-1, RA and PR zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 2.8 du/ac.**

RP-1 is a comparable City zoning district to the former RA and PR County zoning. The RP-1 zone is compatible with other residential zoning present in the area. The large adjacent property to the north and east is zoned RP-1 at a density of 1-2.8 du/ac. Staff is recommending extension of that zoning and density to the subject parcels that are now annexed into the City Limits of Knoxville.

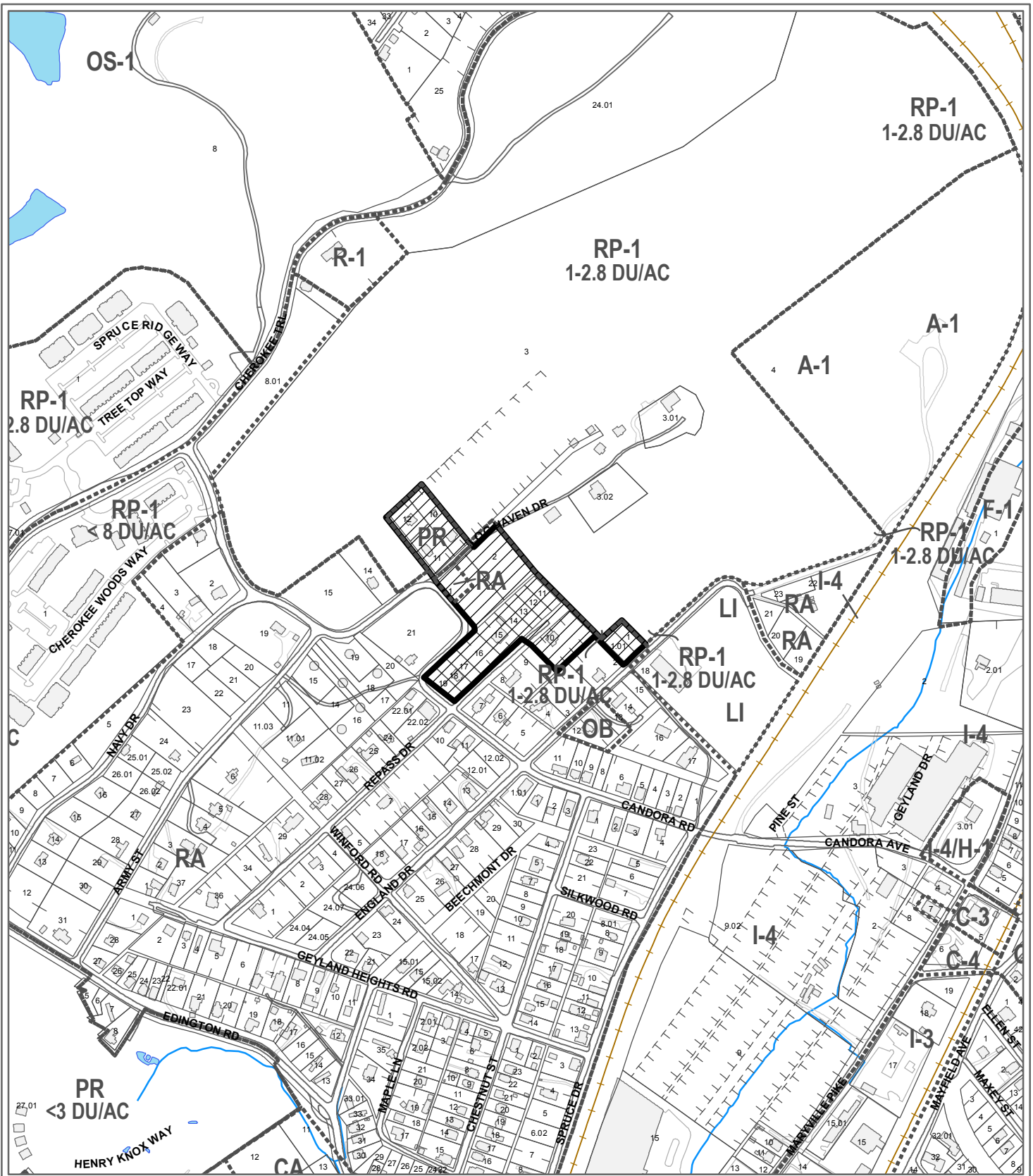
**COMMENTS:**

Other properties in this area have been rezoned to RP-1 after annexation into the City Limits of Knoxville. The properties are owned by the Aslan Foundation, who also owns the large property to the north and east. With approval of this request, all properties in this area that are owned by Aslan and in the City Limits of Knoxville will have the same RP-1 zoning and density.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/10/2015 and 11/24/2015. 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.



**10-M-15-RZ  
GOVERNMENTAL REZONING**



From: No Zone  
To: RP-1 (Planned Residential)

Original Print Date: 9/22/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 108  
Jurisdiction: City

