

▶ **FILE #:** 8-B-18-RZ

**AGENDA ITEM #:** 29

**AGENDA DATE:** 8/9/2018

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): David R. and Laura R. Bassett

TAX ID NUMBER: 133 B D 033

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 7720 Pocanno Rd

▶ **LOCATION:** South side Pocanno Rd., west of Jerdan Rd.

▶ **APPX. SIZE OF TRACT:** 0.432 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Poccano Rd., a local street 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

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

SURROUNDING LAND USE AND ZONING: North: Poccano Rd., dwelling / R-1 (Low Density Residential)

South: Dwelling / R-1 (Low Density Residential)

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

West: Dwelling / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses 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.

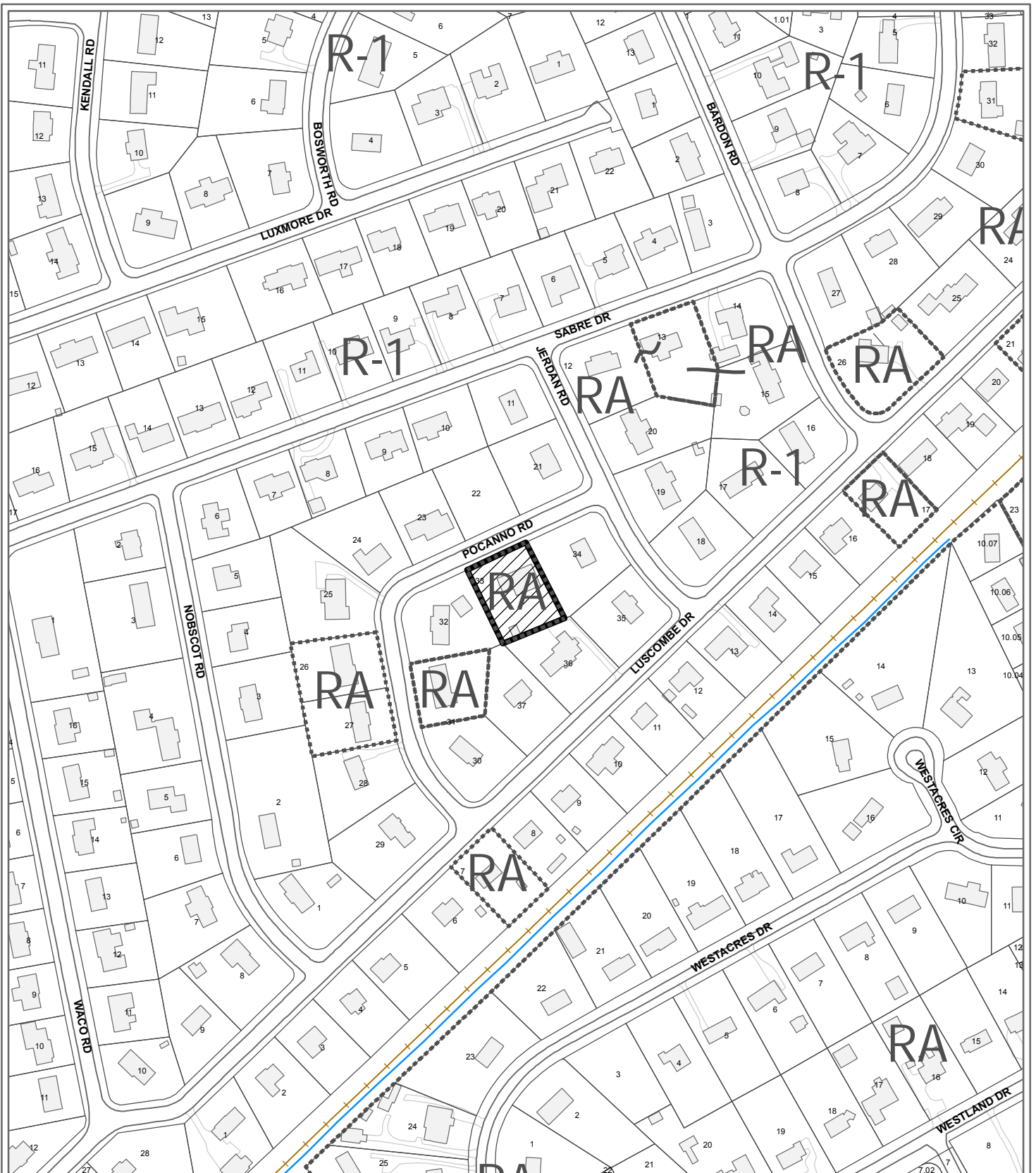
**COMMENTS:**

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

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

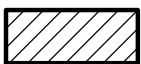
If approved, this item will be forwarded to Knoxville City Council for action on 9/11/2018 and 9/25/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**8-B-18-RZ  
GOVERNMENTAL REZONING**

From: No Zone

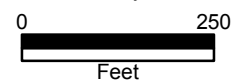
To: R-1 (Low Density Residential)



Petitioner: City of Knoxville

Map No: 133

Jurisdiction: City



Original Print Date: 7/19/2018      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



July 17, 2018

David R and Laura R. Bassett  
7720 Pocanno Road  
Knoxville, TN 37919

**Re: Parcel 133 BD 033**

Dear Mr. & Ms. Bassett:

Your property, as referenced above, was annexed by the City of Knoxville. The property will be considered by the Metropolitan Planning Commission for rezoning to a city zoning category at the MPC meeting scheduled for August 9, 2018. The zoning to be considered will be R-1 (Low Density Residential) for the current RA (Low Density Residential) zone. If you disagree with this proposed comparable zone(s), please call me at 215-3810.

As required by the *Knoxville Zoning Ordinance*, you are being notified by certified mail. You are also being notified by regular mail to ensure timely notification about this process and MPC meeting.

The MPC meeting will be held in the Large Assembly Room of the City County Building, 400 Main Street and will begin a 1:30 p.m. If you have any questions about this process, please contact Mike Brusseau at 215-3810.

Sincerely,

Mike Brusseau  
Development Services  
bjm

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

Side Pocanna Rd. W of Jerden Rd.

KNOXVILLE-KNOX COUNTY

**MPC**

METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**REZONING**

**PLAN AMENDMENT**

Name of Applicant: CITY of Knoxville

Date Filed: JUNE 20, 2018 Meeting Date: AUGUST 9, 2018

Application Accepted by: B. Musseleu

Fee Amount: 0 File Number: Rezoning 8-B-18-RZ

Fee Amount: \_\_\_\_\_ File Number: Plan Amendment \_\_\_\_\_



**PROPERTY INFORMATION**

Address: 7720 pocanna Road

General Location: Approx. 120 feet south of pocanna Road and approx. 149 feet west of intersection of pocanna Rd. and Jerden Rd.

Parcel ID Number(s): 133BD 033

Tract Size: 0.432 sq ft.

Existing Land Use: Residence

Planning Sector: West City

Growth Policy Plan: W-3 Inside City

Census Tract: 44.03

Traffic Zone: 251

Jurisdiction:  City Council 2nd District  
 County Commission \_\_\_\_\_ District

**Requested Change**

**REZONING**

FROM: NO zone (formerly RA)

TO: Comparable zone R-1

**PLAN AMENDMENT**

One Year Plan  \_\_\_\_\_ Sector Plan

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

**PROPOSED USE OF PROPERTY**

Residence

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

None noted

**PROPERTY OWNER**  **OPTION HOLDER**

PLEASE PRINT

Name: RICK EMMETT

Company: CITY OF KNOXVILLE

Address: 400 MAIN STREET

City: KNOXVILLE State: TN Zip: 37901

Telephone: 865-215-3837

Fax: \_\_\_\_\_

E-mail: remmett@knoxville.tn.gov

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: RICK EMMETT

Company: CITY OF KNOXVILLE

Address: 400 MAIN ST.

City: KNOXVILLE State: TN Zip: 37901

Telephone: 865-215-3837

Fax: \_\_\_\_\_

E-mail: remmett@knoxville.tn.gov

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: DONALD R. EMMETT, JR.

Company: CITY OF KNOXVILLE

Address: 400 MAIN STREET

City: KNOXVILLE State: TN Zip: 37901

Telephone: 865-215-3837

E-mail: remmett@knoxville.tn.gov



CITY OF KNOXVILLE  
MADELINE ROGERO, MAYOR

## MEMORANDUM

**TO:** Dan Kelly, Metropolitan Planning Commission  
**FROM:** Rick Emmett, Policy and Redevelopment *RE*  
**DATE:** June 20, 2018  
**RE:** Rezoning Applications

Please place the enclosed Rezoning Application on the August 9, 2018 Metropolitan Planning Commission agenda.