

▶ **FILE #:** 7-D-11-RZ

AGENDA ITEM # 33

AGENDA DATE: 7/14/2011

▶ **APPLICANT:** JUDY F. BURLESON

OWNER(S): David Harbin

TAX ID NUMBER: 106 C D 014

JURISDICTION: City Council District 3

▶ **LOCATION:** Southwest side Socony Ln., southeast of Francis Rd.

▶ **APPX. SIZE OF TRACT:** 39600 square feet

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Socony Ln., a local street with 15' of pavement width within 40' of right-of-way.

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

WATERSHED: Fourth Creek and Ten Mile Creek

▶ **PRESENT ZONING:** A-1 (General Agricultural)

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

▶ **EXISTING LAND USE:** One dwelling

▶ **PROPOSED USE:** Detached dwellings

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House / A-1 (General Agricultural)

South: House / A-1 (General Agricultural)

East: Socony Ln. - House / A-1 (General Agricultural)

West: House / A-1 (General Agricultural)

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

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.**

R-1 zoning is consistent with the low density residential One Year Plan and sector plan proposals for the site.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY

1. The site is surrounded by A-1 zoning, but it is proposed on adopted plans for low density residential.
2. Attached residential development is located about 250 feet to the north of the site, along Francis Rd., zoned RP-1. Also, the tract of land just east of that is zoned R-1.
2. The proposed R-1 zoning is consistent with the Northwest County Sector Plan and One Year Plan proposals for the site.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

1. The requested R-1 zone is the most restrictive residential district intended for low density residential land uses.
2. Based on the above description, R-1 is an appropriate zone for this site.
3. If connected to sewer, the R-1 zone allows detached residential development with a minimum lot size of 7,500 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by the Knox County Health Department.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
2. The impact to the street system will be minimal. When a plat is submitted to subdivide the property, a right-of-way dedication will be required. In this section of Socony Ln., this dedication will be 25 feet from the right-of-way centerline.
3. The impact of the proposed rezoning should be minimal, as numerous properties in the vicinity of the site are already zoned R-1 or RP-1, with higher density residential development.
4. The applicant intends to subdivide this slightly less than one acre parcel into 2 or more residential lots.

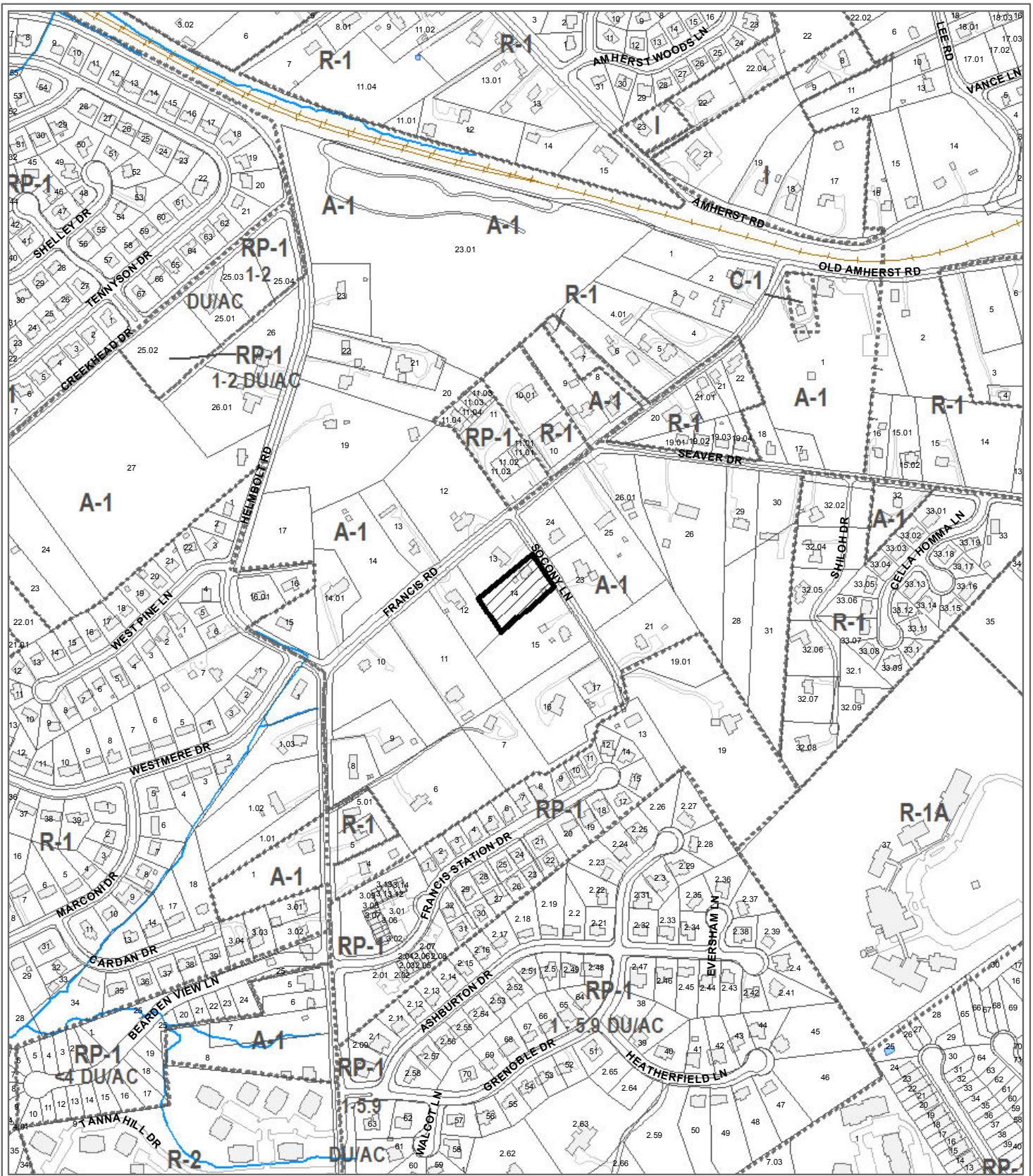
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan and City of Knoxville One Year Plan both propose low density residential uses for the site, consistent with the requested R-1 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for R-1 zoning on surrounding properties zoned A-1, which is consistent with the adopted plan proposals for low density residential uses in the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

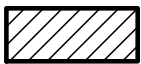
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/9/2011 and 8/23/2011. 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 30 days to appeal an MPC decision in the City.



**7-D-11-RZ
REZONING**

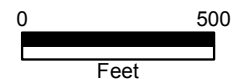
From: A-1 (General Agricultural)
To: R-1 (Low Density Residential)



Petitioner: Burleson, Judy F.

Map No: 106

Jurisdiction: City



Original Print Date: 6/22/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902