



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

▶ **FILE #:** 4-D-13-RZ

AGENDA ITEM #: 21

AGENDA DATE: 4/11/2013

▶ **APPLICANT:** DONALD J. ROBERTS

OWNER(S): REED CHARLES E JR & MARTHA

TAX ID NUMBER: 106 G C 00104 PORTION ZONED A-1

JURISDICTION: City Council District 3

▶ **LOCATION:** West side Francis Rd., north of Bearden View Ln.

▶ **APPX. SIZE OF TRACT:** 1.89 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Francis Rd., a minor arterial street with 20' of pavement width within 50-65' of right-of-way.

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

WATERSHED: Ten Mile Creek

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

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

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Yes, extension of R-1 from all sides

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House / R-1 (Low Density Residential)

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

East: Francis Rd. - Houses / R-1 (Low Density Residential)

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

NEIGHBORHOOD CONTEXT: This area is developed with low to medium 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 sector plan designation, is an extension of zoning from all sides, and will allow uses compatible with the surrounding land uses and zoning pattern. The northern portion of the parcel is already zoned R-1.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This site, which is accessed from Francis Rd., a minor arterial street, is surrounded by R-1 zoning. Some

nearby RP-1 zoned sites have been approved for more intense residential development than would be permitted under the requested R-1.

2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal.

3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested R-1 zone is a 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 PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. R-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.

2. The approval of this request will allow the applicant to subdivide the property into lots of no less than 7,500 square feet in size, if connected to public sanitary sewer. The elimination of the A-1 zoning would remove the right to keep farm animals on the property.

3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with other zoning and density in the immediate area.

4. A survey plat has never been recorded on the subject property. If subdivided into smaller lots, a final plat will have to be reviewed and certified by MPC, and then recorded at the Knox County Register of Deeds before any building permits for structures could be issued.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes low density residential uses for this property, consistent with the proposed R-1 zoning.

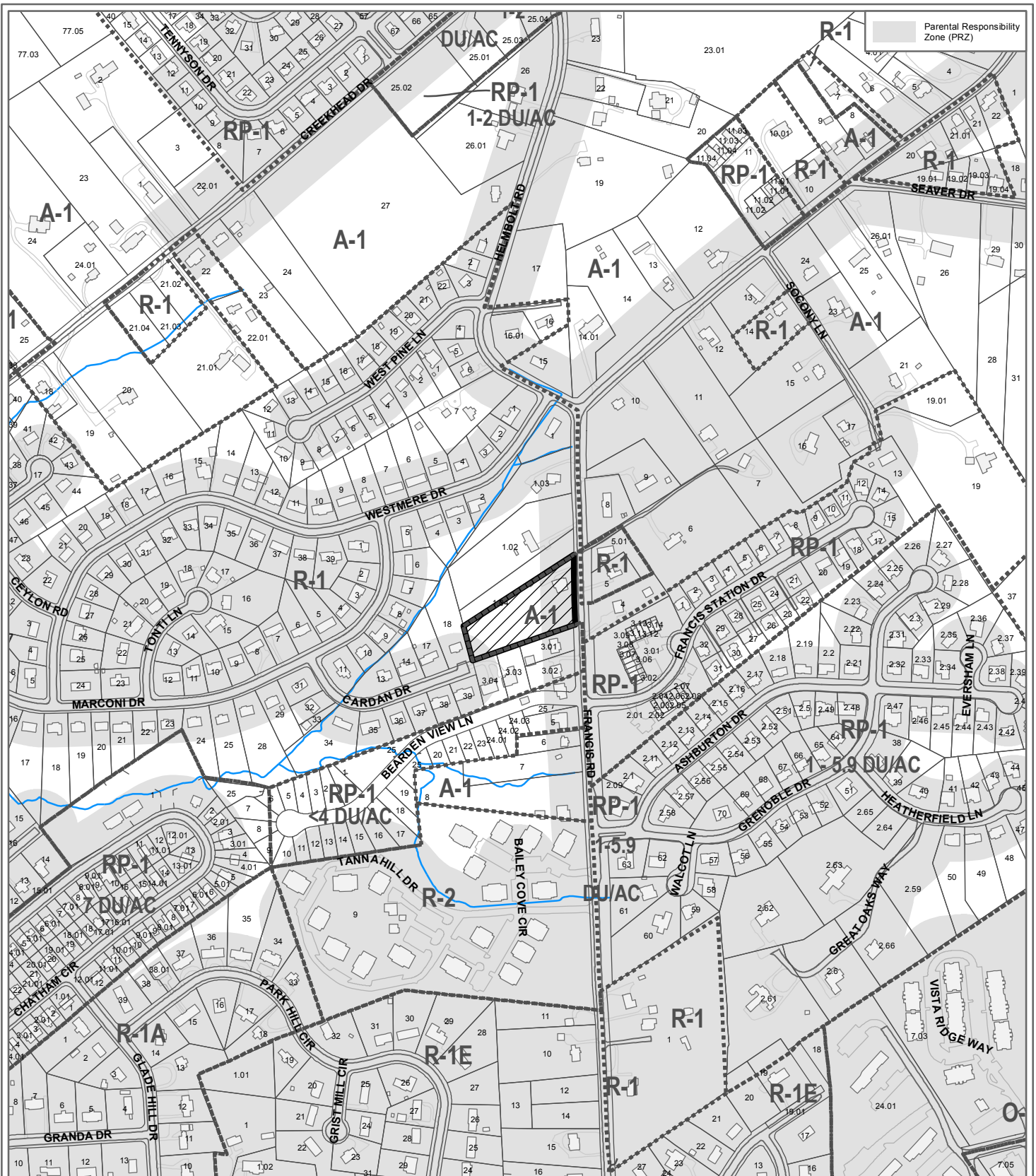
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

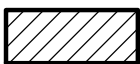
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/14/2013 and 5/28/2013. 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.



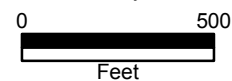
**4-D-13-RZ
REZONING**

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



Petitioner: Roberts, Donald J.

Map No: 106
Jurisdiction: City



Original Print Date: 3/25/2013 Revised: 3/27/2013
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902