

▶ **FILE #:** 8-E-15-RZ

AGENDA ITEM #: 46

AGENDA DATE: 8/13/2015

▶ **APPLICANT:** WILLIAM AND BRENDA BIDWELL

OWNER(S): William and Brenda Bidwell

TAX ID NUMBER: 106 C A 012

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 1629 Francis Rd

▶ **LOCATION:** Northwest side Francis Rd., southwest of Socony Ln.

▶ **APPX. SIZE OF TRACT:** 2.72 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Francis Rd., a local street with 19' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek and Fourth Creek

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

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

▶ **EXISTING LAND USE:** House

▶ **PROPOSED USE:** Residential development

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for this parcel. Other A-1 zoned properties in the area have been rezoned R-1 in the past

SURROUNDING LAND USE AND ZONING: North: Vacant land, house / A-1 (General Agricultural)

South: Francis Rd. - House / R-1 (Low Density Residential)

East: Condominiums / RP-1 (Planned Residential)

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:

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. The site is surrounded by A-1 zoning, but it is proposed on adopted plans for low density residential uses.

2. Attached residential development is adjacent to the site to the east, 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.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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 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. 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 Francis Rd., 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 2.72-acre parcel into 2 or more residential lots.

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 and City of Knoxville One Year Plan both propose low density residential uses for the site, consistent with the requested R-1 zoning.

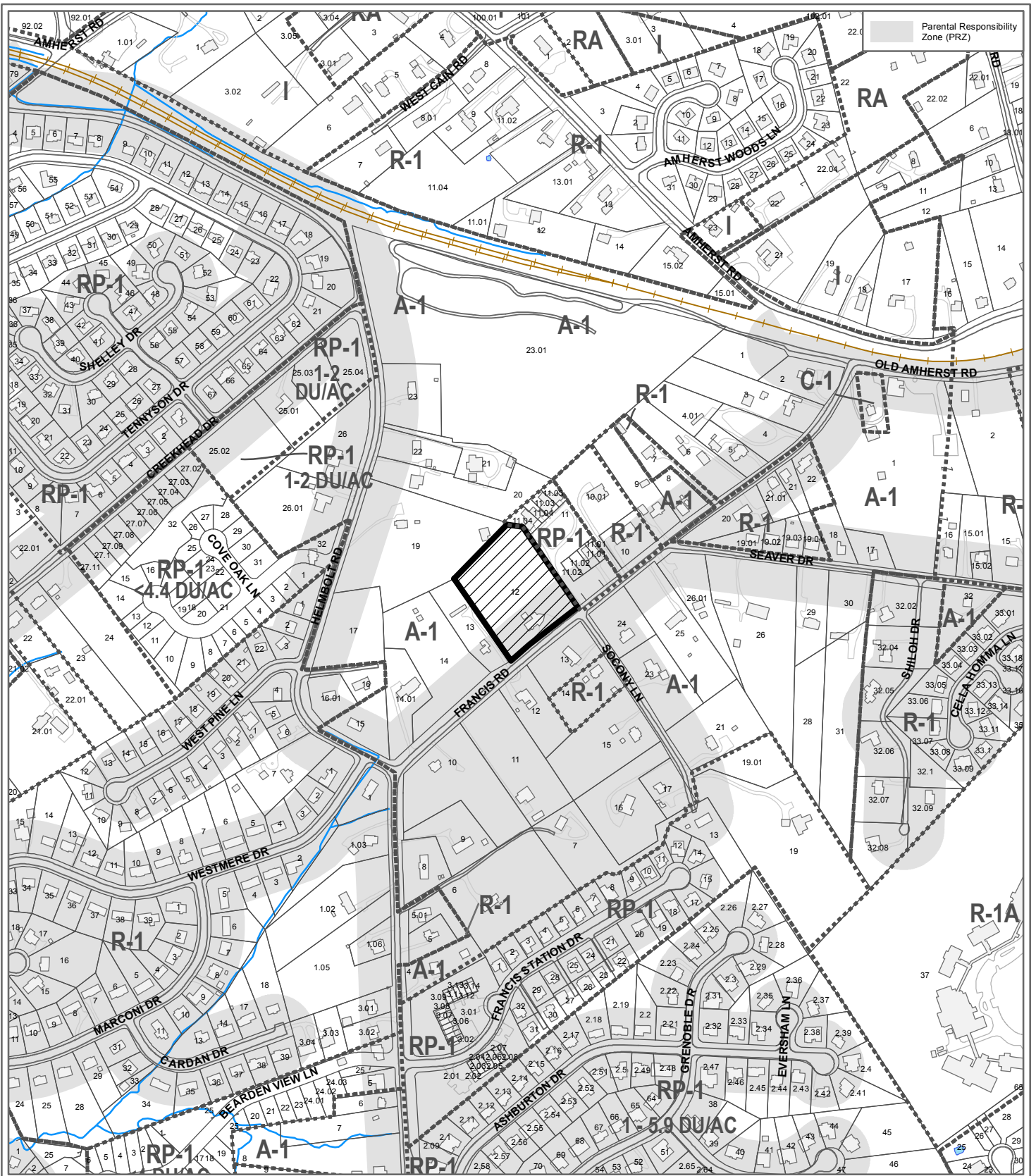
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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 required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/15/2015 and 9/29/2015. 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.



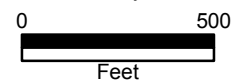
**8-E-15-RZ
REZONING**

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



Petitioner: Bidwell, William and Brenda

Map No: 106
Jurisdiction: City



Original Print Date: 7/24/2015
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902