

▶ **FILE #:** 1-D-18-RZ

**AGENDA ITEM #:** 34

**AGENDA DATE:** 1/11/2018

▶ **APPLICANT:** JOHN HENSLEY

OWNER(S): John Hensley

TAX ID NUMBER: 79 N A 014

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2609 Woods-Smith Rd

▶ **LOCATION:** Northwest side Woods-Smith Rd., southwest of John May Dr.

▶ **APPX. SIZE OF TRACT:** 0.4 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Woods-Smith Rd., a minor collector street with 17' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Subdivide property

EXTENSION OF ZONE: Yes, extension of R-1 zoning from the north and south

HISTORY OF ZONING: None noted

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

South: Woods-Smith Rd., houses / R-1 (Low Density Residential)

East: 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 and R-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 and will allow uses compatible with the surrounding land uses and zoning pattern.

**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 Woods-Smith Rd., a minor collector street, is proposed for low density

residential uses on the sector plan map, consistent with the requested R-1 zoning.

2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is in the vicinity of several low density residential developments, zoned R-1. The request is a logical extension of R-1 zoning from the north and south.

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 can be issued.

5. The impact to the street system will be minimal. If a plat is submitted to subdivide or record the property, a right-of-way dedication may be required. Along this section of Woods-Smith Rd., this dedication will be 30 feet from the centerline of the right-of-way.

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.

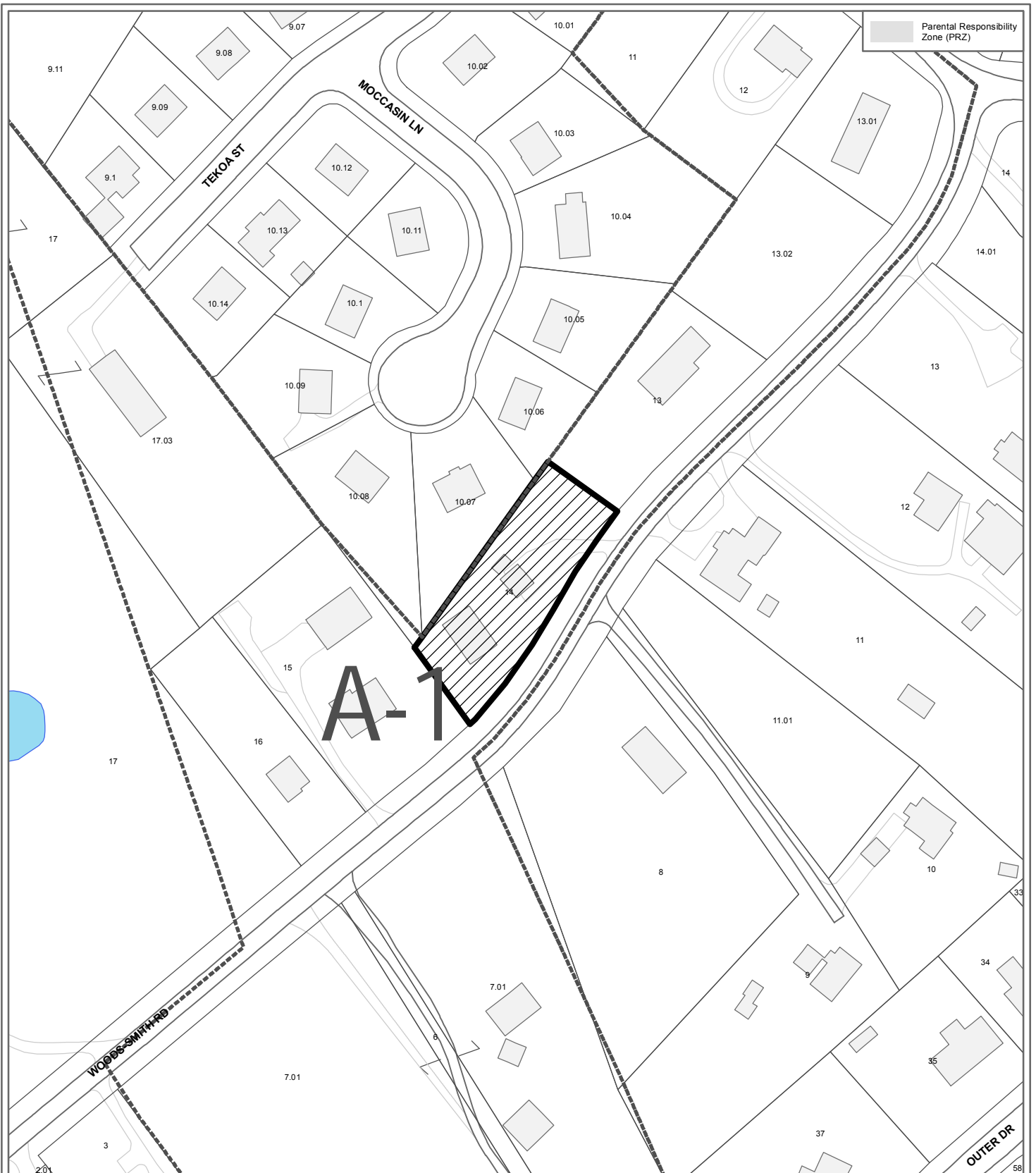
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/13/2018 and 2/27/2018. 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.



**1-D-18-RZ  
REZONING**

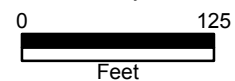
From: A-1 (General Agricultural)  
To: R-1 (Low Density Residential)



Petitioner: Hensley, John

Map No: 79

Jurisdiction: City



Original Print Date: 12/18/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

# REZONING      PLAN AMENDMENT

Name of Applicant: John Hensley

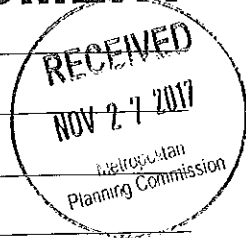
Date Filed: 11/27/17

Meeting Date: 1/11/18

Application Accepted by: M. Payne

Fee Amount: 500.00 File Number: Rezoning 1-D-18-RZ

Fee Amount: H File Number: Plan Amendment H



<p><b>PROPERTY INFORMATION</b></p> <p>Address: <u>2609 Woods-Smith Road</u></p> <p>General Location: <u>North side of Woods-Smith Road, southwest of John May Drive</u></p> <p>Parcel ID Number(s): <u>CLT 79NA Parcel 014</u></p> <p>Tract Size: <u>0.4 Acres</u></p> <p>Existing Land Use: <u>Residential</u></p> <p>Planning Sector: <u>Northwest County</u></p> <p>Growth Policy Plan: _____</p> <p>Census Tract: <u>46.07</u></p> <p>Traffic Zone: _____</p> <p>Jurisdiction: <input checked="" type="checkbox"/> City Council <u>3rd</u> District <input type="checkbox"/> County Commission _____ District</p>	<p><input checked="" type="checkbox"/> <b>PROPERTY OWNER</b>    <input type="checkbox"/> <b>OPTION HOLDER</b></p> <p>PLEASE PRINT Name: <u>John Hensley</u></p> <p>Company: _____</p> <p>Address: <u>8440 Old Middlebrook Pike</u></p> <p>City: <u>Knoxville</u>    State: <u>TN</u>    Zip: <u>37723</u></p> <p>Telephone: <u>(865) 207-3926</u></p> <p>Fax: _____</p> <p>E-mail: <u>johnhensley3501@comcast.net</u></p>
<p><b>Requested Change</b></p> <p><b>REZONING</b></p> <p>FROM: <u>A-1</u></p> <p>TO: <u>R-1</u></p> <p><b>PLAN AMENDMENT</b></p> <p><input type="checkbox"/> One Year Plan    <input type="checkbox"/> _____ Sector Plan</p> <p>FROM: <u>H</u></p> <p>TO: <u>H</u></p>	<p><b>APPLICATION CORRESPONDENCE</b></p> <p>All correspondence relating to this application should be sent to:</p> <p>PLEASE PRINT Name: <u>Garrett M. Tucker</u></p> <p>Company: <u>Robert Campbell &amp; Associates</u></p> <p>Address: <u>7523 Taggart Lane</u></p> <p>City: <u>Knoxville</u>    State: <u>TN</u>    Zip: <u>37938</u></p> <p>Telephone: <u>(865) 947-5996</u></p> <p>Fax: <u>(865) 947-7556</u></p> <p>E-mail: <u>gtucker@rgc-a.com</u></p>
<p><b>PROPOSED USE OF PROPERTY</b></p> <p><u>Residential Subdivision</u></p> <p>Density Proposed _____ Units/Acre</p> <p>Previous Rezoning Requests: _____</p>	<p><b>APPLICATION AUTHORIZATION</b></p> <p>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.</p> <p>Signature: <u>[Signature]</u></p> <p>PLEASE PRINT Name: <u>John Hensley</u></p> <p>Company: _____</p> <p>Address: <u>8440 Old Middlebrook Pike</u></p> <p>City: <u>Knoxville</u>    State: <u>TN</u>    Zip: <u>37723</u></p> <p>Telephone: <u>(865) 207-3926</u></p> <p>E-mail: <u>johnhensley3501@comcast.net</u></p>





## REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

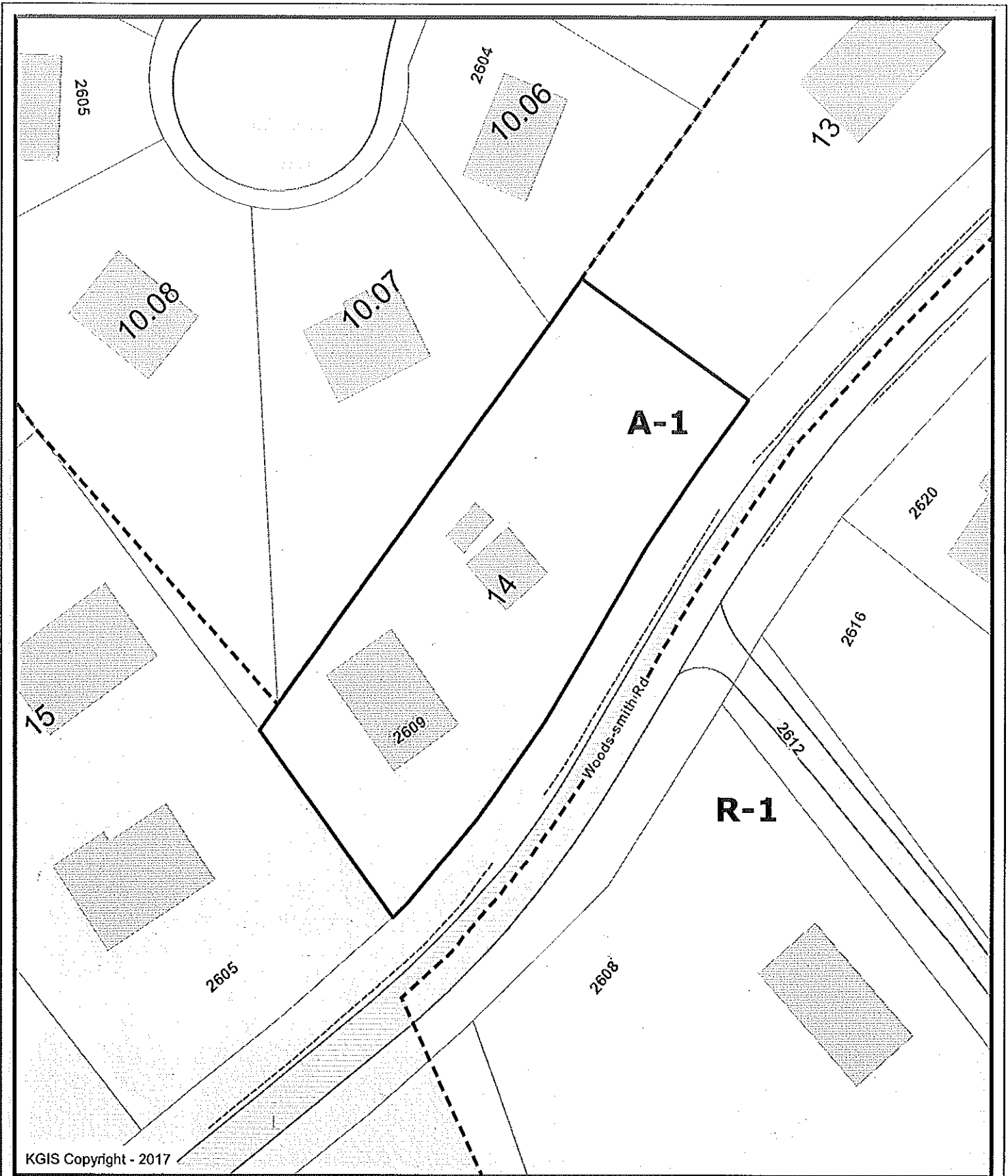
The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 12/27/17, consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: Jane F. Campbell  
Printed name: Jane F. Campbell  
MPC/BZA File #: 1-D-18-RZ

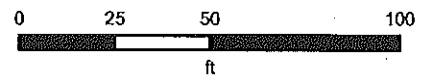
Suite 403 - City County Building  
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865-215-2500  
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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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