

▶ **FILE #:** 7-D-18-RZ

AGENDA ITEM #: 35

AGENDA DATE: 7/12/2018

▶ **APPLICANT:** LOGAN WENTWORTH

OWNER(S): Logan Wentworth

TAX ID NUMBER: 95 M D 026

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS:

▶ **LOCATION:** South side Alamo Ave., east of Home St.

▶ **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Alamo Ave., a local street with 16' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

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

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

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Detached residence

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

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

South: Vacant land / OS-1 (Open Space Preservation)

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

West: Vacant land, house / OS-1 (Open Space Preservation) & R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under R-1 zoning. Ijams Nature Center and the Tennessee School for the Deaf are located in the area, zoned R-1 and OS-1.

STAFF RECOMMENDATION:

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

R-1E zoning is consistent with the sector plan and One Year Plan proposals for the property. The requested zoning will allow the existing lot to be recorded in consistency with the zoning requirements. The property does not meet the minimum lot width at the front building line required under R-1 zoning. The R-1E zone does not have a minimum lot width requirement, so it would allow the lot to be platted and recorded, in accordance with the zoning regulations. Once the lot is legally recorded, then a building permit may be issued for the construction of a dwelling.

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. R-1E zoning is consistent with the adopted plan designations of the sector plan and One Year Plan, which propose low density residential uses.
2. R-1E uses are compatible with the surrounding land use and zoning pattern.
3. R-1E zoning is appropriate for this site, which is adjacent to other residential uses and zoning.

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

1. The R-1E zone, as described in the zoning ordinance, is a restrictive residential district intended to be used for establishing low density residential subdivisions and areas immediately adjacent to such development intended to be defined and protected from encroachment of uses not performing a function necessary to the low density residential environment.
2. Based on the above general intent, this site is appropriate for R-1E zoning.

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. The recommended R-1E zoning is compatible with the surrounding land uses and zoning pattern.
2. R-1E zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing streets are adequate to handle any additional traffic generated by allowing residential use of the site.

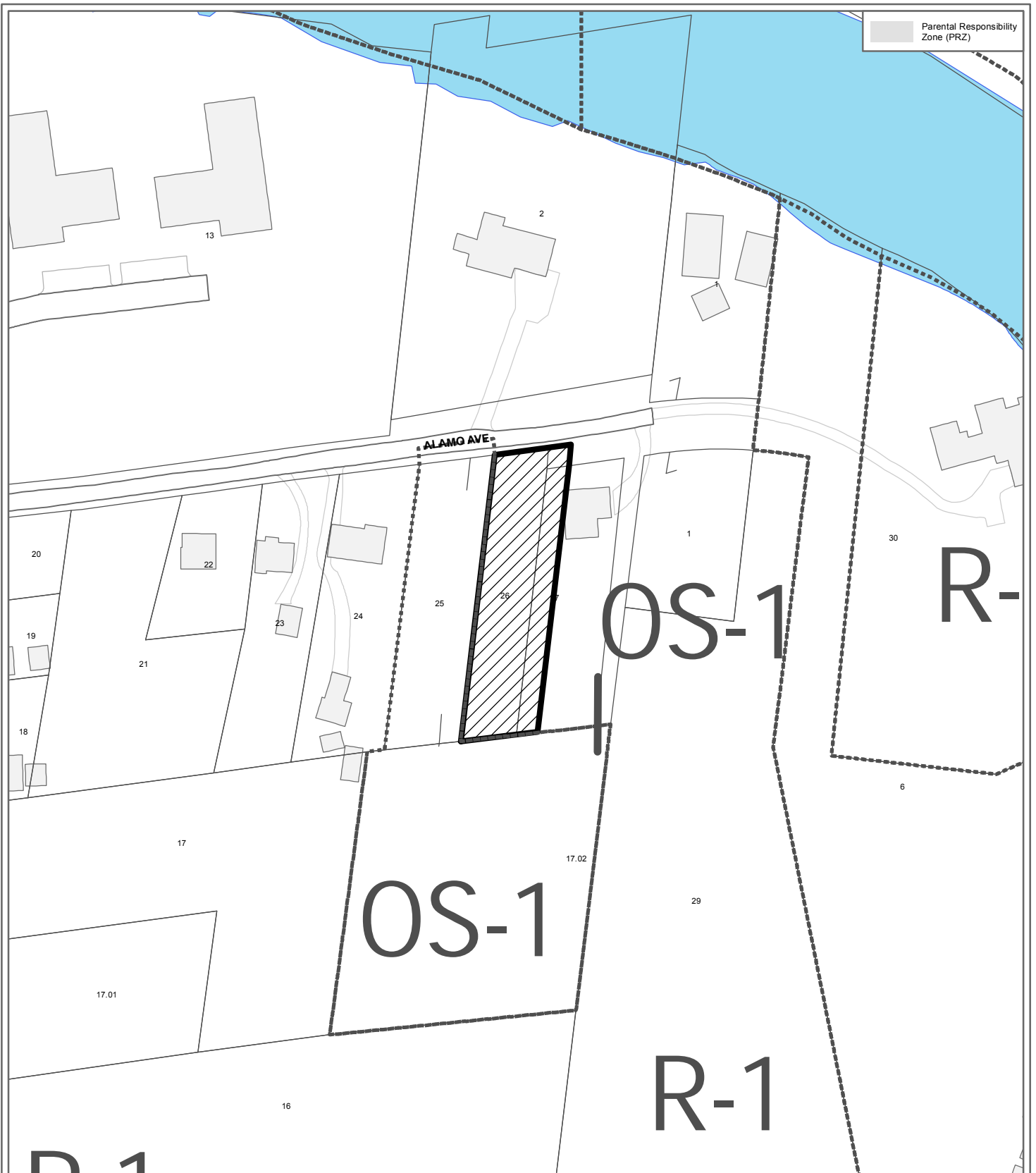
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The City of Knoxville One Year Plan and the Central City Sector Plan both designate this property for LDR (Low Density Residential) uses. This designation allows consideration of R-1E zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended R-1E zoning 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 8/14/2018 and 8/28/2018. 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.



**7-D-18-RZ
REZONING**

From: R-1 (Low Density Residential)

To: R-1E (Low Density Exclusive Residential)



Petitioner: Wentworth, Logan

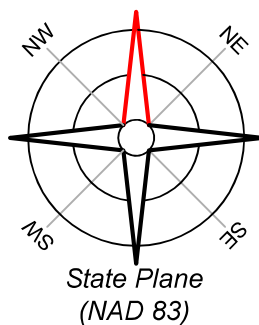
Map No: 95

Jurisdiction: City



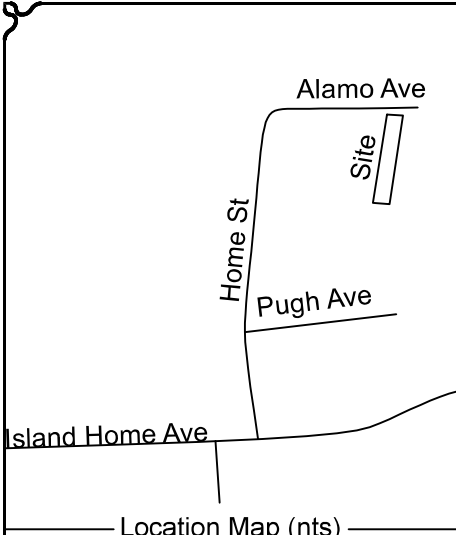
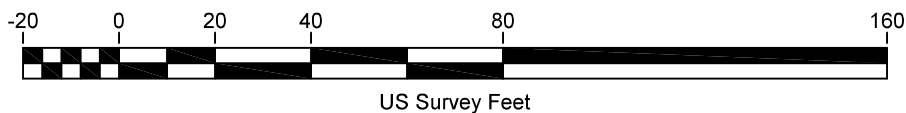
Original Print Date: 6/20/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

- Legend:**
- △ Existing Iron Pin
 - ▲ Set 1/2" Iron Pin
 - Set Mag Nail
 - Tree
 - Calculated Point
 - Well
 - ⊙ Manhole
 - ⊕ Utility Pole
 - Water Meter
 - ▨ Gravel
 - ▩ Pavement
 - ▧ Concrete
 - ▨ Decking

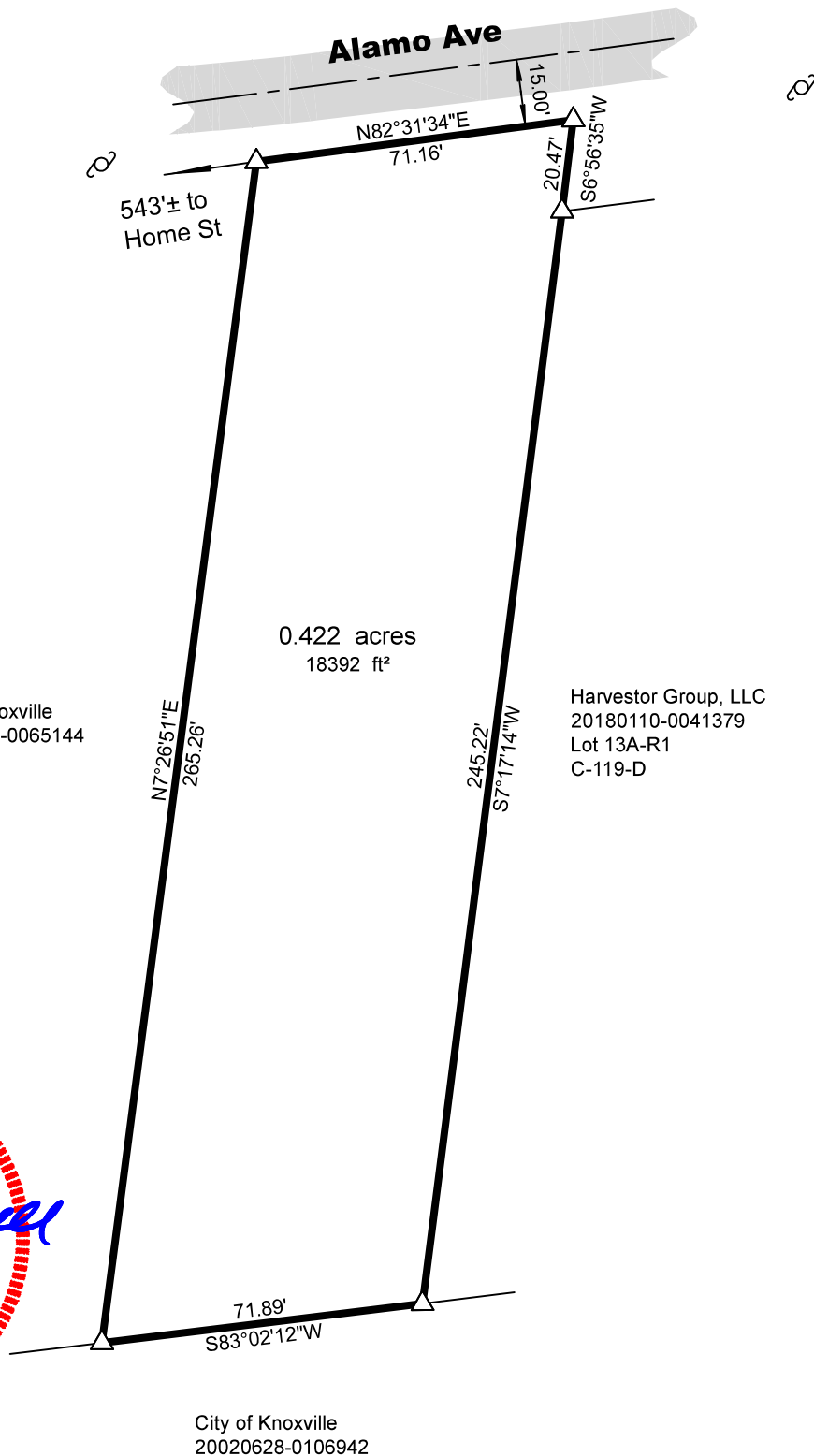


Notes:
 Zoned = R-1
 Block 26182

Title opinion not provided. Other easements, encroachments, etc. may exist and not be shown.



Location Map (nts)



City of Knoxville
 20020207-0065144

Harvestor Group, LLC
 20180110-0041379
 Lot 13A-R1
 C-119-D

City of Knoxville
 20020628-0106942



I hereby certify that this survey was completed in compliance with Tennessee Minimum Standards of Practice and that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10,000 or better as shown hereon.

This is to certify that I have consulted the federal insurance administration flood hazard boundary map and the property shown is not located in a special flood hazard area, unless otherwise noted.

Timothy J. Howell
Timothy J Howell, RLS 2263
(865) 742-2557
 1707 N Ridge Ct. Sevierville, TN 37862-9346
 tim@tnlds.com

Survey of 0.42 acres for

Richard Wentworth
 and
Angela Wentworth

Showing property of Sweeden
 Located in the 26th ward of Knoxville, Tennessee.
 For source of title, see Wdb. 1468, Pg. 332
 Tax Map 95M Group D Parcel 26.00

May 31, 2018
 Scale: 1" = 40'

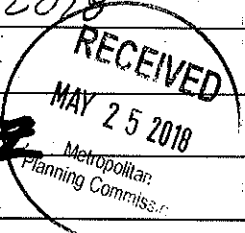
Project:
 OHW

Drawing:
 Alamo Ave

Deuteronomy 27:17 Cursed be he that removeth his neighbour's landmark. And all the people shall say, Amen.

REZONING **PLAN AMENDMENT**

Name of Applicant: Logan Wentworth
Date Filed: 5/25/2018 Meeting Date: 7/12/2018
Application Accepted by: Mike Reynolds
Fee Amount: \$500 File Number: Rezoning 7-D-18-RZ
Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 0 Alamo Ave.
General Location: South side of Alamo Ave. east of Home St.
Parcel ID Number(s): 095MD026
Tract Size: .3 acres
Existing Land Use: Vacant
Planning Sector: South City
Growth Policy Plan: Inside city
Census Tract: 22
Traffic Zone: 66
Jurisdiction: City Council 1st District
 County Commission 9th District

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT
Name: Logan Wentworth
Company: _____
Address: 517 Woodlawn Pike
City: Knoxville State: TN Zip: 37920
Telephone: 931-265-5861
Fax: _____
E-mail: LOGANWENTWORTH@GMAIL.COM

Requested Change
REZONING

FROM: R-1
TO: R-1E

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____
TO: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: Logan Wentworth
Company: _____
Address: 517 Woodlawn Pike
City: Knoxville State: TN Zip: 37920
Telephone: 931-265-5861
Fax: _____
E-mail: LOGANWENTWORTH@GMAIL.COM

PROPOSED USE OF PROPERTY

Single-family residence

Density Proposed _____ Units/Acre
Previous Rezoning Requests: _____

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: Logan Wentworth
PLEASE PRINT
Name: Logan Wentworth
Company: _____
Address: 517 Woodlawn Pike
City: Knoxville State: TN Zip: 37920
Telephone: 931-265-5861
E-mail: LOGANWENTWORTH@GMAIL.COM

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
Logan Wentworth	517 Woodlawn Pk	Knoxville	TN	37920		X
Angela Wentworth	12771 Tanglewood Dr.	Knoxville	TN	37922		X
Richard Wentworth	PO Box 561	Allardt	TN	38504		X