# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 7-D-11-RZ Related File Number:

**Application Filed:** 5/31/2011 **Date of Revision:** 

Applicant: JUDY F. BURLESON



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

General Location: Southwest side Socony Ln., southeast of Francis Rd.

Other Parcel Info.:

Tax ID Number: 106 C D 014 Jurisdiction: City

Size of Tract: 39600 square feet

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

# **GENERAL LAND USE INFORMATION**

Existing Land Use: One dwelling

**Surrounding Land Use:** 

Proposed Use: Detached dwellings Density:

Sector Plan: Northwest County Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with agricultural and rural to low density residential uses under A-1, R-1 and

RP-1 zoning.

#### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1627 Socony Ln

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)

Former Zoning:

Requested Zoning: R-1 (Low Density Residential)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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### SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

#### MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.

Staff Recomm. (Full): 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.

Action: Approved Meeting Date: 7/14/2011

**Details of Action:** 

Summary of Action: R-1 (Low Density Residential)

Date of Approval: 7/14/2011 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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Date of Legislative Action: 8/9/2011 Date of Legislative Action, Second Reading: 8/23/2011

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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