

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 8-E-15-RZ                      **Related File Number:**  
**Application Filed:** 6/15/2015              **Date of Revision:**  
**Applicant:** WILLIAM AND BRENDA BIDWELL

### PROPERTY INFORMATION

**General Location:** Northwest side Francis Rd., southwest of Socony Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 C A 012                      **Jurisdiction:** City  
**Size of Tract:** 2.72 acres  
**Accessibility:** Access is via Francis Rd., a local street with 19' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** House  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **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:** 1629 Francis Rd  
**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 for this parcel. Other A-1 zoned properties in the area have been rezoned R-1 in the past

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**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:** 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.

**Action:** Approved

**Meeting Date:** 8/13/2015

**Details of Action:**

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

Date of Approval: 8/13/2015

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

### ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/15/2015

Date of Legislative Action, Second Reading: 9/30/2015

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: