

▶ **FILE #:** 9-B-16-RZ

**AGENDA ITEM #:** 36

**AGENDA DATE:** 9/8/2016

▶ **APPLICANT:** **WBI RENTALS, LLC**

OWNER(S): Worley Builders, Inc.

TAX ID NUMBER: 118 121

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 815 Bob Kirby Rd

▶ **LOCATION:** **West side Bob Kirby Rd., north of Dutchtown Rd.**

▶ **APPX. SIZE OF TRACT:** **1.11 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bob Kirby Rd., a minor collector street with 34' of pavement width within 75' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** **A (Agricultural)**

▶ **ZONING REQUESTED:** **RA (Low Density Residential)**

▶ **EXISTING LAND USE:** **One residence**

▶ **PROPOSED USE:** **Duplexes**

EXTENSION OF ZONE: Yes, extension of RA zoning from the east

HISTORY OF ZONING: None noted for this site

SURROUNDING LAND USE AND ZONING: North: House / A (Agricultural)

South: House / A (Agricultural)

East: Bob Kirby Rd., duplexes / RA (Low Density Residential)

West: Houses and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed primarily with low density residential uses under RA and PR zoning. Webb School is to the south, zoned A-1, and there are also some other larger residential tracts, zoned Agricultural.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.**

RA is a logical extension of zoning from the east, is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. There are several other large, RA and PR zoned tracts in the area, developed with low density residential uses.

**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. RA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The proposed RA zoning is consistent with the Northwest County Sector Plan proposal for the site.
3. A large area of RA zoning is already in place to the north and east. This proposal is an extension of that zoning.
4. The applicant proposes to develop duplexes on the property, which is consistent with the duplexes that have already been approved and developed to the east across Bob Kirby Rd.

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

1. RA zoning provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
2. Based on the above description, this site is appropriate for RA zoning.
3. If connected to sewer, the RA zone allows detached residential development with a minimum lot size of 10,000 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by Knox County Health Department. Duplexes, as proposed by the applicant, require a minimum lot size of 12,000 sq. ft. with sewer, or 20,000 sq. ft. without sewer, subject to approval by 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. The applicant intends to subdivide the subject property into multiple residential lots. The site is not large enough to be subdivided under the current A zoning, which requires a minimum lot size of one acre. RA zoning will allow this 1.11 acre site to be resubdivided into two or more lots for residential uses.
2. The impact to the street system will be minimal. If a plat is submitted to subdivide the property, a right-of-way dedication will be required. Along this section of Bob Kirby Rd., this dedication will be 30 feet from the right-of-way centerline.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the County.
4. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
5. No other area of the County will be impacted by this rezoning request.

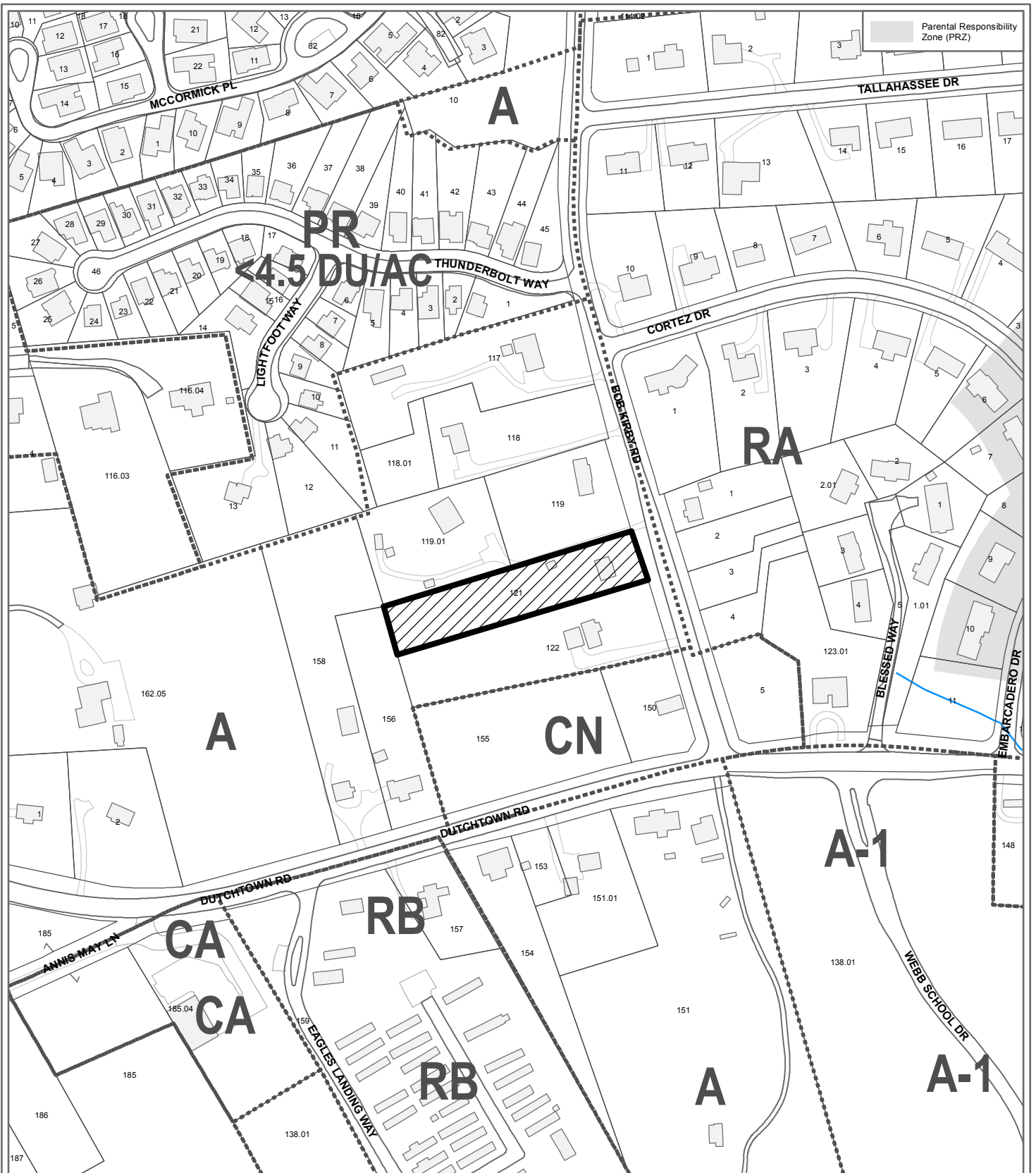
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes low density residential use for the site, consistent with the requested RA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for RA zoning on surrounding properties zoned Agricultural, which is consistent with the sector plan proposal for low density residential uses in the area.
4. The 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 Knox County Commission for action on 10/24/2016. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



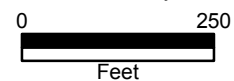
**9-B-16-RZ  
REZONING**

Petitioner: WBI Rentals, LLC



From: A (Agricultural)  
To: RA (Low Density Residential)

Map No: 118  
Jurisdiction: County



Original Print Date: 8/12/2016 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Concept		Final		Use On Review		Variance		Exempt Plat		Rezoning	x
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## Addressing Street/ Road and Subdivision Name Review

Subdivision names and all street names must conform to the Knoxville/Knox County Street Naming, Addressing Ordinance and Subdivision Regulations and the Administrative Rules of the Planning Commission.

These corrections **MUST** be made before the addressing staff, can sign-off on the S/D plat.

Plats **MUST** be signed before plat is certified for recording. The Addressing Department will sign-off before or after the MPC Meeting.

Web Site: [www.knoxmpc.org](http://www.knoxmpc.org) has list of existing street names and list of available street names.

Date Submitted To Addressing for Review	Owner Developer Applicant	WBI Rentals LLC	Surveyor Architect Engineer Applicant	Ron Worley ron@worleybuildersinc.com	Phone	865.922.2600
					Fax email	865.922.2602
Subdivision Name	Proposed Duplexs 9-B-16-RZ			Unit or Phase	Tax ID	118 121

Street / Road Name	1. Duplication / Phonetic 2. Existing Road 3. Needs Correction 4. Does not conform to Addressing Regulations	Results of Review	Date Added to Reserve File	Approved Denied Pending correction
	Addressing:	<b>If 6 or more addresses driveway will have to</b>		
		<b>To be named at that time</b>		

**\*MPC does reserve the right to modify these comments as new information comes to our attention from field review and/or requirements from other government review agencies.**

			Date Completed		Reviewed by	Donna Hill 215 3872	Date Completed	28July16
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[addressing@knoxmpc.org](mailto:addressing@knoxmpc.org) / [donna.hill@knoxmpc.org](mailto:donna.hill@knoxmpc.org) fax 215 2237

## Metropolitan Planning Commission ADDRESSING DEPARTMENT

REZONING  PLAN AMENDMENT

Name of Applicant: WBI Rentals, LLC

Date Filed: July 13, 2016 Meeting Date: 9/8/2016

Application Accepted by: M. Payne

Fee Amount: 500.00 File Number: Rezoning 9-B-16-RZ

Fee Amount: — File Number: Plan Amendment —



**PROPERTY INFORMATION**

Address: 815 BOB KIRBY RD Knoxville - 37923

General Location: 1/3 Bob Kirby Rd due north of Dutchtown Rd

Parcel ID Number(s): 118121

Tract Size: 100 x 483 1.11ac

Existing Land Use: Agricultural

Planning Sector: Northwest County

Growth Policy Plan: Planned

Census Tract: 46.11

Traffic Zone: 249

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 3rd District

**Requested Change**

**REZONING**

FROM: Agricultural (A)

TO: RA

**PLAN AMENDMENT**

One Year Plan  \_\_\_\_\_ Sector Plan

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

\* SP IS LDR

**PROPOSED USE OF PROPERTY**

Duplexes

Density Proposed unspecified Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

PROPERTY OWNER  OPTION HOLDER

PLEASE PRINT

Name: WBI Rentals, LLC

Company: WBI Rentals, LLC

Address: P.O. Box 71022

City: Knoxville State: TN Zip: 37938

Telephone: (865) 922-2600

Fax: 922-2602

E-mail: Ron@worleybuildersinc.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Ron Worley

Company: WBI Rentals, LLC

Address: P.O. Box 71022

City: Knoxville State: TN Zip: 37938

Telephone: (865) 922-2600

Fax: 922-2602

E-mail: Ron@worleybuildersinc.com

**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: Ron Worley, member mgr.

PLEASE PRINT

Name: Ron Worley, member mgr.

Company: WBI Rentals, LLC

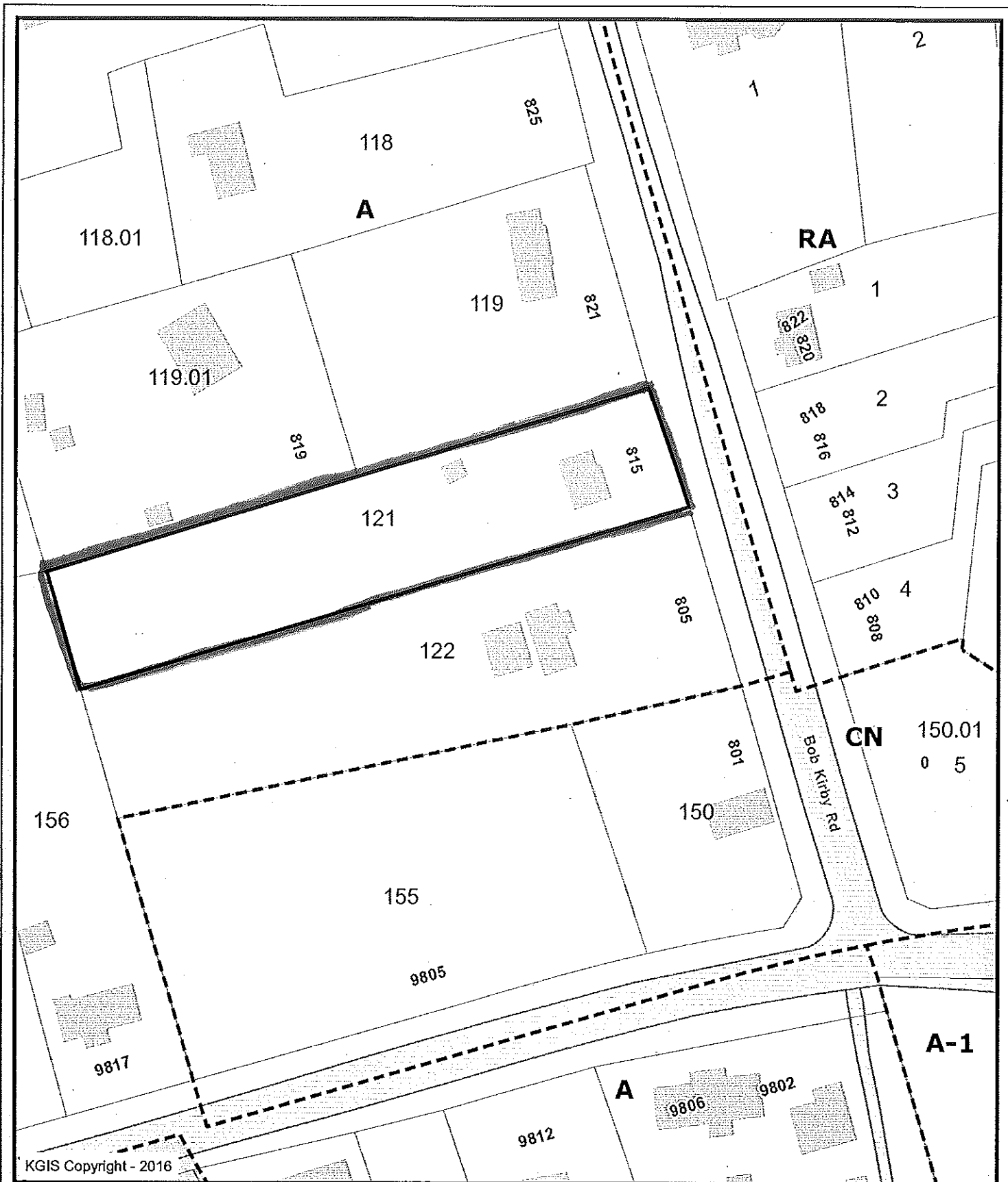
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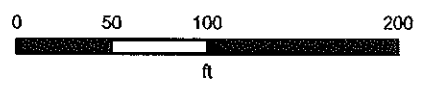


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