

▶ **FILE #:** 5-I-17-RZ

AGENDA ITEM #: 47

AGENDA DATE: 5/11/2017

▶ **APPLICANT:** RICK WILKINSON

OWNER(S): Ryan Hardison

TAX ID NUMBER: 133 F B 007, 009 & 010

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 8000 Nubbin Ridge Rd

▶ **LOCATION:** South side Nubbin Ridge Rd., east of Wallace Rd.

▶ **APPX. SIZE OF TRACT:** 3.3 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Nubbin Ridge Rd. a major collector street with 19' of pavement width within 65' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached residential

DENSITY PROPOSED: 4 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning from the north and east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Nubbin Ridge Rd., house and vacant land / RA (Low Density Residential)

South: Houses and vacant land / RA (Low Density Residential)

East: Detached residential / PR (Planned Residential) at 1-5 du/ac

West: Houses and vacant land / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under A, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac, as requested.**

PR is an appropriate zone for residential development of this site and is consistent with the sector plan proposal for the property. The zoning and density are compatible with the scale and intensity of the surrounding development 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. PR is the most appropriate residential zone that can be considered for this site. The recommended density is compatible with the surrounding development and zoning pattern.
2. PR zoning at the proposed density is consistent with the sector plan proposal for the site.
3. PR zoning will allow consideration of similar development as in the surrounding area and will require MPC approval of a use on review site plan prior to development.

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

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for proposed development of this site.

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. PR zoning at the proposed density is appropriate for residential development in this area, while maintaining compatibility with surrounding development and zoning.
2. The requested density of 5 du/ac would allow for a maximum of 16 dwelling units to be proposed for the site. That number of attached units, would add approximately 192 vehicle trips per day to the street system and would add approximately 7 children under the age of 18 to the school system.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve 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 West City Sector Plan designates this site for low density residential uses, consistent with PR zoning at up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future requests for PR zoning in the future on other nearby A or RA-zoned properties, consistent with the sector plan proposal for low density residential.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT: 192 (average daily vehicle trips)

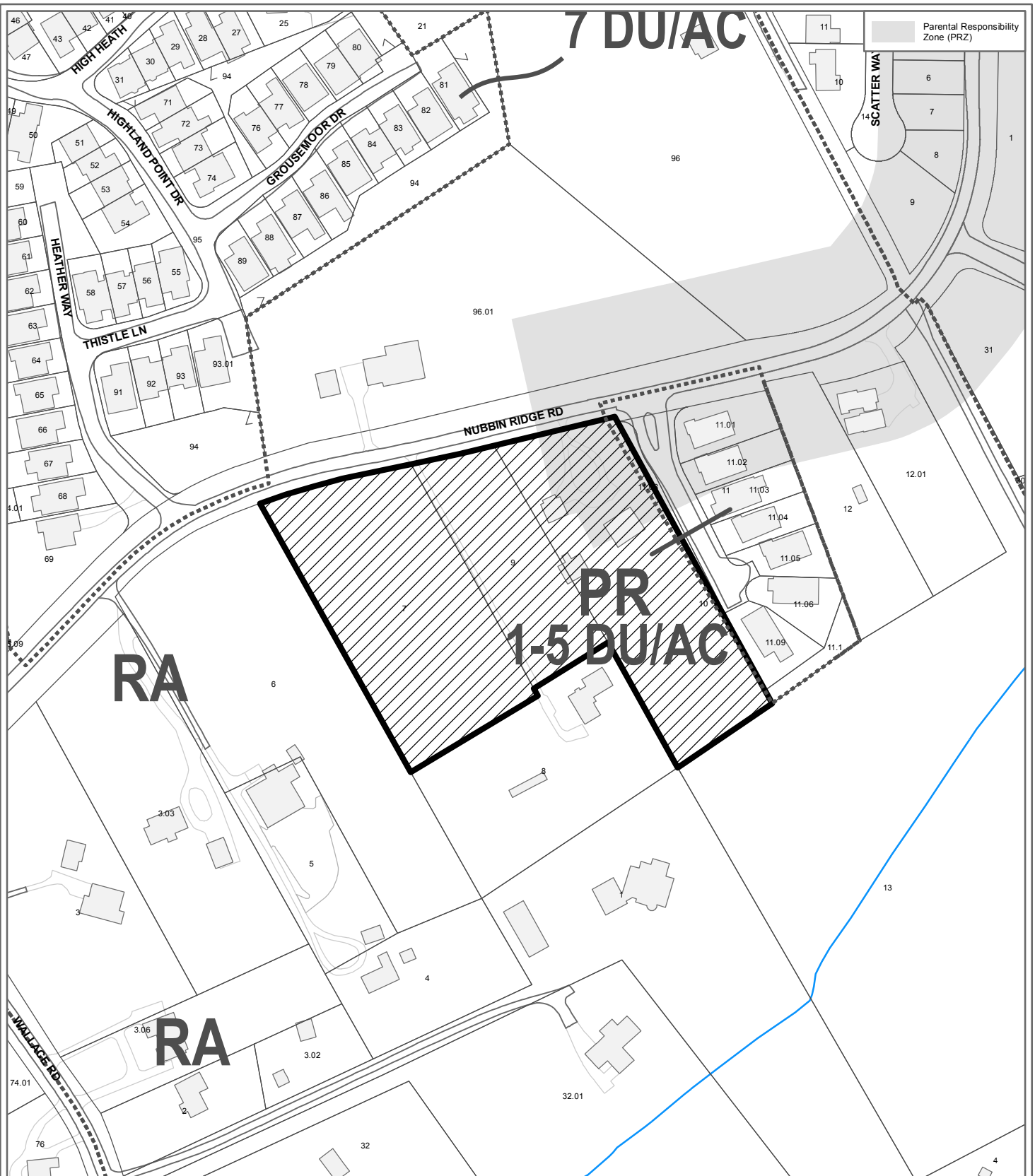
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 7 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Rocky Hill Elementary, Bearden Middle, and West High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knox County Commission for action on 6/26/2017. 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.



**5-I-17-RZ
REZONING**

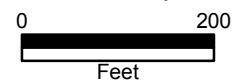
From: RA (Low Density Residential)
To: PR (Planned Residential)



Petitioner: Wilkinson, Rick

Map No: 133

Jurisdiction: County



Original Print Date: 4/18/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

SP: LDR

KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN
PLANNING
COMMISSION

TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: Rick Wilkinson

Date Filed: 4-3-17

Meeting Date: 5-11-17

RECEIVED

APR 03 2017

Metropolitan
Planning Commission

Application Accepted by: [Signature]

Fee Amount: \$1200.00 File Number: Rezoning 5-I-17-RZ-K3

Fee Amount: * File Number: Plan Amendment *

PROPERTY INFORMATION

Address: 8008 Nubbin Ridge Road

General Location: Knoxville, TN 37919

8008 Nubbin Ridge Rd

Knoxville, TN 37929

Parcel ID Number(s): 133FB010, 133FB007

133FB007

Tract Size: 3.3 acres

Existing Land Use: Residence

Planning Sector: Northwest County City

Growth Policy Plan: URBAN

Census Tract: 44.01

Traffic Zone: 161

Jurisdiction: City Council _____ District

County Commission 4th District

Requested Change

REZONING

FROM: RA

TO: PR1-SOU/AC

PLAN AMENDMENT

One Year Plan NA Sector Plan

FROM: *

TO: *

PROPOSED USE OF PROPERTY

Detached Residential

Subdivision

Density Proposed 4 Units/Acre

Previous Rezoning Requests: N/A

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Ryan Hardison

Company: Northshore Baptist Church

Address: 8000 Nubbin Ridge Rd

City: Knoxville State: TN Zip: 37923

Telephone: 865-384-1544

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Joe Fenowich P.E.

Company: _____

Address: 9041 Executive Park

City: Knoxville State: TN Zip: 37923

Telephone: 865-805-6586

Fax: _____

E-mail: jferowich-ur@comcast.net

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: [Signature]

PLEASE PRINT

Name: Rick Wilkinson

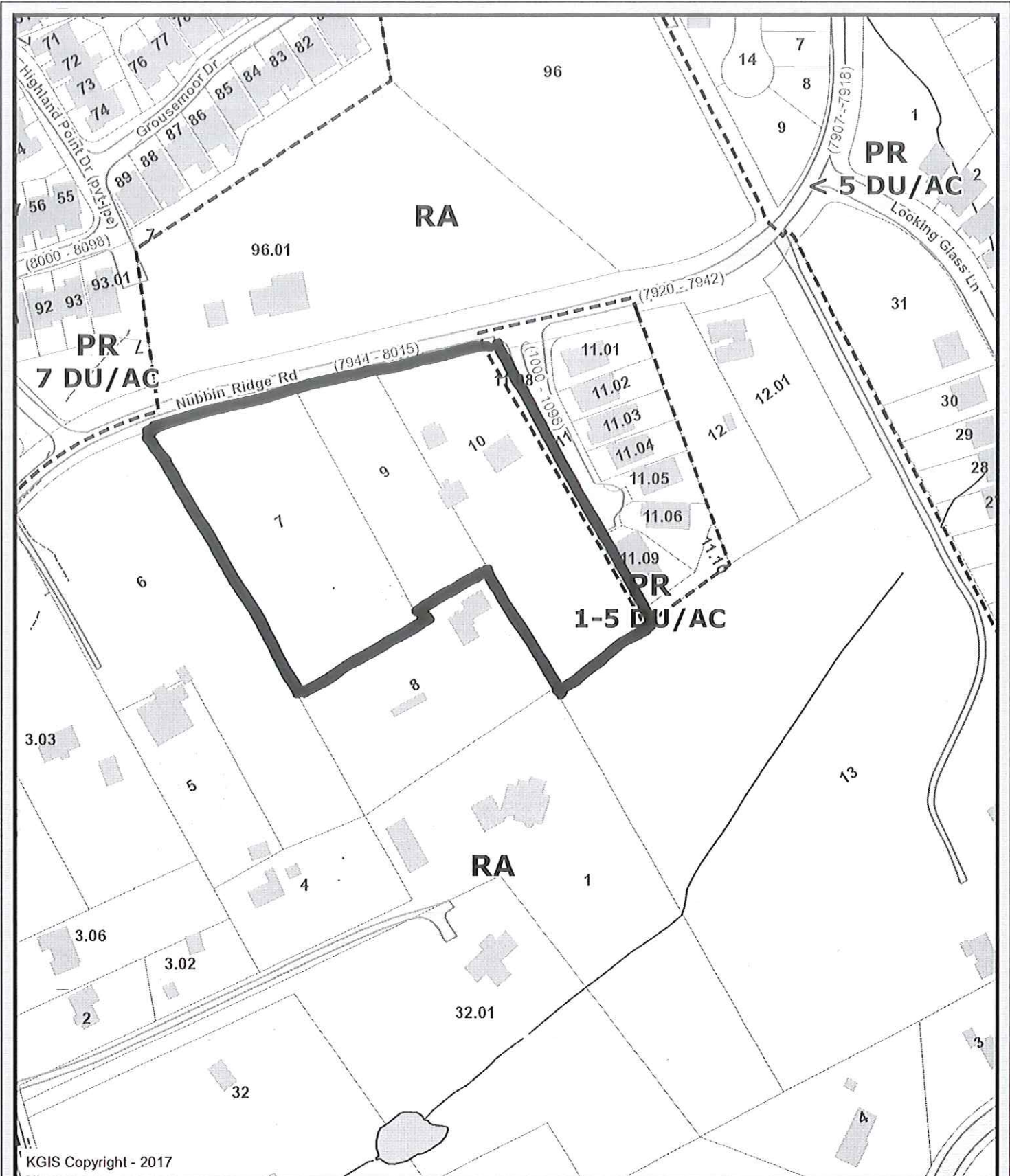
Company: _____

Address: 9041 Executive Park Dr.

City: Knoxville State: TN Zip: 37923

Telephone: 865-300-7791

E-mail: Rick@ilandmortgage.com

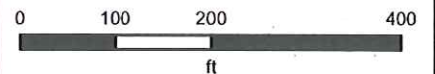


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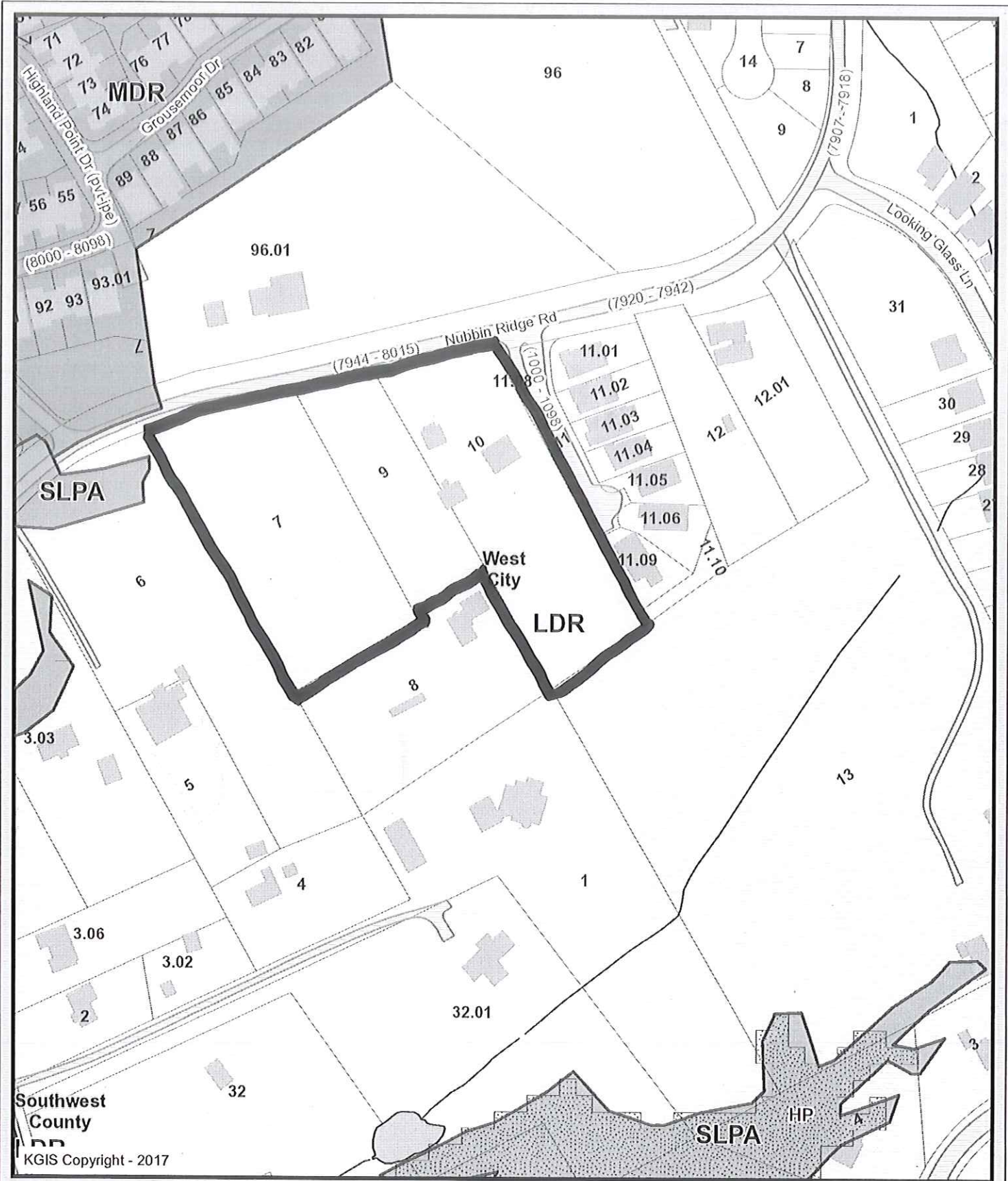
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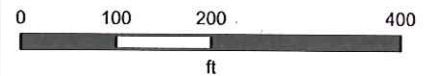
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