



REZONING REPORT

▶ **FILE #:** 5-F-19-RZ

AGENDA ITEM #: 26

AGENDA DATE: 5/9/2019

▶ **APPLICANT:** L.W. HOMES, LLC

OWNER(S): Scott Rye / L W Investments, LLC

TAX ID NUMBER: 133 J A 008

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 8205 Nubbin Ridge Rd

▶ **LOCATION:** **North side of Nubbin Ridge Road, West of Wallace Road, East of Sanford Day Road**

▶ **APPX. SIZE OF TRACT:** 5.5 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Nubbin Ridge Road, a major collector, with a pavement width of 18.7' feet and a right-of-way width of 60' feet.

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:** (SFR) Single Family Residential

▶ **PROPOSED USE:** Single Family Residential

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE:

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential)

South: Single family residential - A (Agriculture)

East: Single family residential - PR (Planned Residential)

West: Agriculture/Forestry/Vacant - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The area is primarily a mix of single family residential neighborhoods.

STAFF RECOMMENDATION:

▶ **WITHDRAW at applicant's request.**

The applicant requested withdrawal on April 22, 2019. Staff recommends withdrawal of the application, as per the applicant's request.

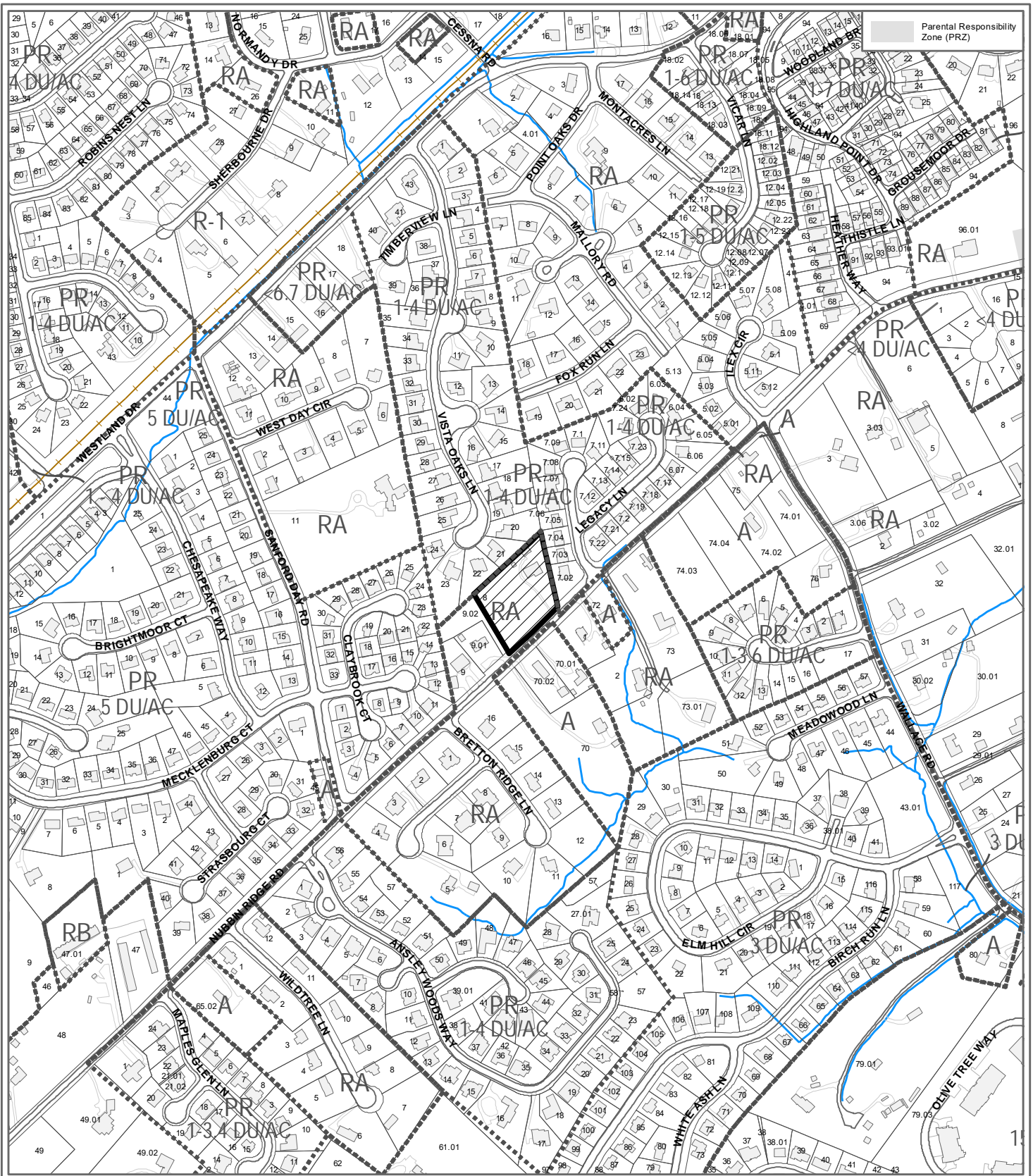
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

If approved, this item will be forwarded to Knox County Commission for action on 6/24/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



**5-F-19-RZ
REZONING**

Petitioner: L.W. Homes, LLC



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

Map No: 133
Jurisdiction: County

Original Print Date: 4/17/2019
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





Dori Caron <dori.caron@knoxplanning.org>

5-F-19-RZ - Withdraw - 5-9-2019**Fwd: Rezoning application #5-F-19-RZ, 8205 Nubbin Ridge****Marc Payne** <marc.payne@knoxplanning.org>
To: Dori Caron <dori.caron@knoxplanning.org>

Mon, Apr 22, 2019 at 3:55 PM

----- Forwarded message -----

From: Kellee Hargis <Kellee@llcinvest.com>
Date: Mon, Apr 22, 2019 at 12:30 PM
Subject: RE: Rezoning application #5-F-19-RZ, 8205 Nubbin Ridge
To: Marc Payne <marc.payne@knoxplanning.org>

Hello Marc,

Please withdraw the rezoning application for 8205 Nubbin Ridge Road (#5-F-19-RZ) per the owner's instruction.

Thank you,

~Kellee

From: Marc Payne
Sent: Tuesday, April 2, 2019 2:31 PM
To: Kellee Hargis
Subject: Re: Rezoning application #5-F-19-RZ, 8205 Nubbin Ridge

Thanks Kellee!!!

~M

On Tue, Apr 2, 2019 at 2:21 PM Kellee Hargis <Kellee@llcinvest.com> wrote:

Hi Marc,

Please reduce the density on the application from 5.5 to 5 to comply with the sector plan as we discussed.

REZONING PLAN AMENDMENT

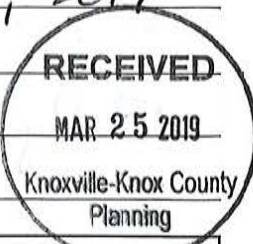
Name of Applicant: L.W. HOMES LLC

Date Filed: MARCH 25, 2019 Meeting Date: MAY 9, 2019

Application Accepted by: M Payne

Fee Amount: 600.00 File Number: Rezoning 5-F-19-72

Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION

Address: 8205 NUBBIN RIDGE RD
General Location: W. KNOX COUNTY,
W. NUBBIN RIDGE ROAD, WEST OF
WALLACE ROAD & DOWRY LN
E of Sanford Day
Parcel ID Number(s): 133 JA 008

Tract Size: 1.65 AC
Existing Land Use: GFR
Planning Sector: LDR West City
Growth Policy Plan: URBAN GROWTH
Census Tract: 44.01
Traffic Zone: 161
Jurisdiction: City Council _____ District
 County Commission 4TH District

Requested Change

REZONING

FROM: RA

TO: PR

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM:

TO:

PROPOSED USE OF PROPERTY

SINGLE FAMILY HOMES

Density Proposed 5.5 5 Revised 4/2/19 Units/Acre

Previous Rezoning Requests: N/A

* see attached email

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
Name: SCOTT RYE
Company: L.W. INVESTMENTS, LLC
Address: 9827 COGDILL ROAD, ST. 1.
City: KNOXVILLE State: TN Zip: 37932
Telephone: (865) 777-1170
Fax: (865) 966-9377
E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: KELLEE HARGIS
Company: LW INVESTMENTS
Address: 9827 COGDILL ROAD
City: KNOXVILLE State: TN Zip: 37932
Telephone: (865) 985-1415 (M)
Fax: (865) 966-9377
E-mail: KELLEE@LLCINVEST.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: Kellee M. Hargis
PLEASE PRINT
Name: KELLEE M. HARGIS
Company: LW INVESTMENTS
Address: 9827 COGDILL ROAD
City: KNOXVILLE State: TN Zip: 37932
Telephone: (865) 985-1415
E-mail: KELLEE@LLCINVEST.COM

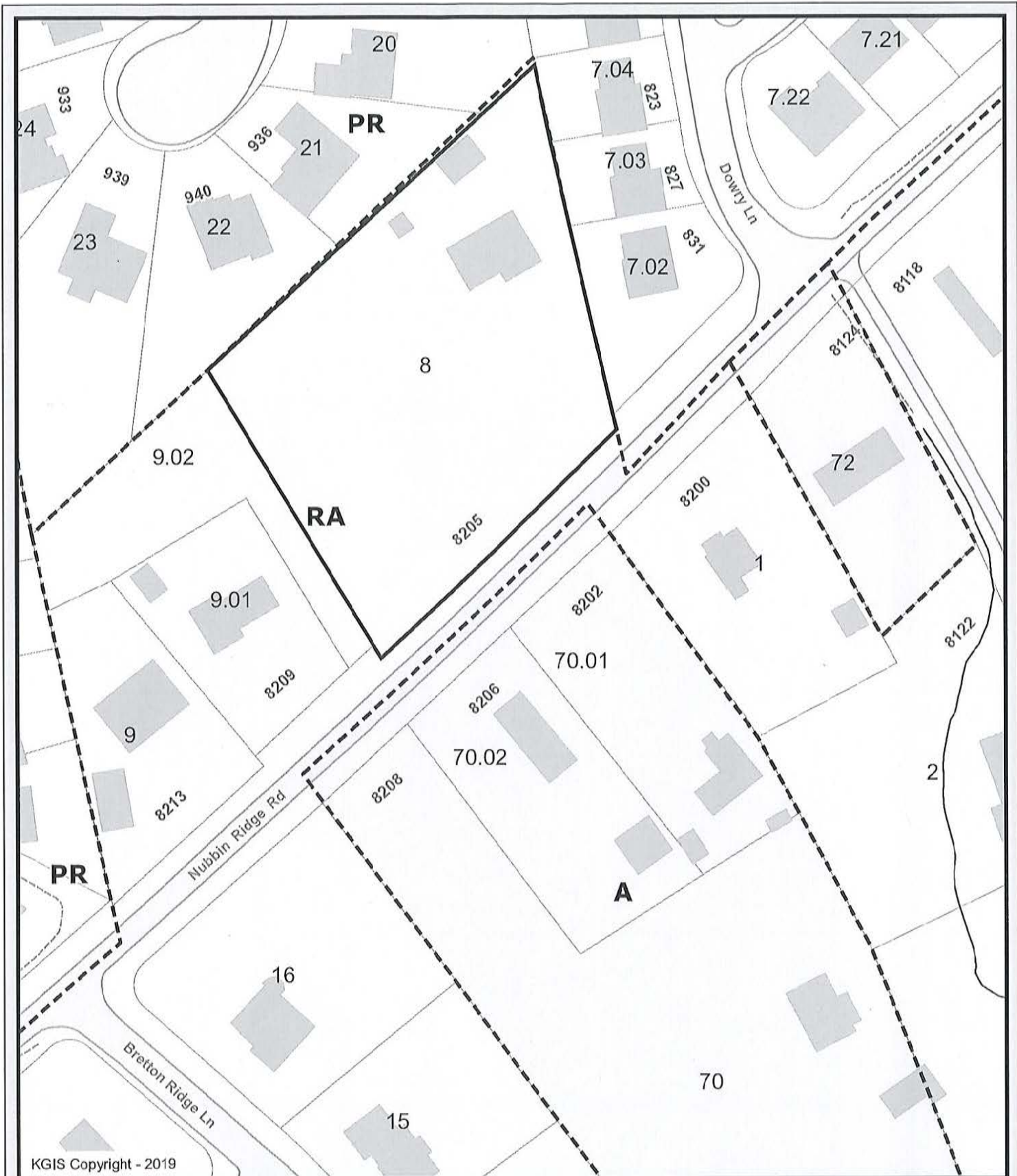
NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
INVESTMENTS LW HOMES LLC	9827 COGDILL RD.	KNOXVILLE, TN	TN	37932	✓	

S. Ry-



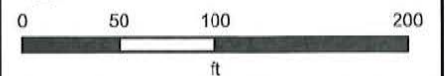
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/25/2019 at 3:19:14 PM



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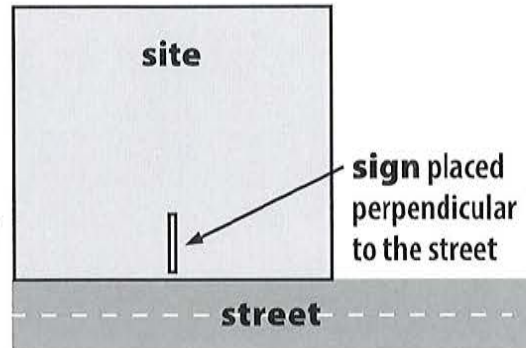
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

4/24/19 and 5/10/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Kellee M. Hargis

Printed Name: KELLEE M. HARGIS

Phone: (865) 985-1415 Email: KELLEE@LLCINVEST.COM

Date: March 25, 2019

File Number: 5-F-19-R2



Marc Payne <marc.payne@knoxplanning.org>

Rezoning application #5-F-19-RZ, 8205 Nubbin Ridge

1 message

Kellee Hargis <Kellee@llcinvest.com>
To: "marc.payne@knoxplanning.org" <marc.payne@knoxplanning.org>



Tue, Apr 2, 2019 at 2:21 PM

Hi Marc,

Please reduce the density on the application from 5.5 to 5 to comply with the sector plan as we discussed.

Thanks!

~Kellee

Kellee M. Hargis
(865)985-1415