

# REZONING REPORT

▶ **FILE #:** 8-G-20-RZ

**AGENDA ITEM #:** 13

**AGENDA DATE:** 8/13/2020

▶ **APPLICANT:** RANDY SUSONG, BLD PROPERTIES, LLC

OWNER(S): Randy Susong / BLD Properties, LLC

TAX ID NUMBER: 79 E B 005

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 0 Nickle Rd.

▶ **LOCATION:** South side of Nickle Rd., east of Flint Rd.

▶ **APPX. SIZE OF TRACT:** 9.19 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Nickle Road, a minor collector with a pavement width of 20 feet and right of way width of 60 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection

▶ **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single Family Residential Neighborhood) and HP (Hillside Protection)

South: Rural residential, agriculture/forestry/vacant - RN-1 (Single Family Residential Neighborhood) and HP (Hillside Protection)

East: Agriculture/forestry/vacant - AG (Agricultural) and HP (Hillside Protection)

West: Single family residential - RN-1 (Single Family Residential Neighborhood) and HP (Hillside Protection)

NEIGHBORHOOD CONTEXT: The area is largely single family residential lots with some large lot, agricultural zoned areas remaining.

## STAFF RECOMMENDATION:

▶ **Approve RN-2 (Single Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning district because it is consistent with the Sector Plan and One Year Plan designations for LDR (Low Density Residential) and HP (Hillside Protection) for this area.**

## 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 Northwest County Sector continues to remain one of the fastest growing areas of Knox County.
2. Additional opportunities for a variety of housing types are warranted, particularly in areas within the PRZ (Parental Responsibility Zone) of schools. This location is within the PRZ for Pleasant Ridge Elementary School.

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

1. The RN-2 Single-Family Residential Neighborhood Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.
3. Hillside constitutes significant natural topographic features of the City. In addition, when development occurs on hillsides, there are potential serious consequences, such as increased erosion, fire, or flood hazards, and property damage from extensive soils slippage and subsidence. In order to protect hillsides and hillside development, the HP Hillside Protection Overlay District has limitations for residential density and land disturbance within the HP overlay areas (See attached slope analysis for 8-G-20-RZ).

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. Rezoning this parcel to RN-2 will allow for lot sizes for single family residential of 5,000 square feet, slightly reduced setbacks are also allowed in this district.
2. The property is located within the HP overlay so disturbance and density will be limited for the development of the site (See attached slope analysis for 8-G-20-RZ).
3. Development of the site will need to demonstrate adequate sight distance requirements for driveways or intersections per City regulations.

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 current sector plan designation of LDR (Low Density Residential) and HP (Hillside Protection) supports rezonings for RN-2 and HP.
2. The proposed amendment does not appear to be in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: 837 (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.

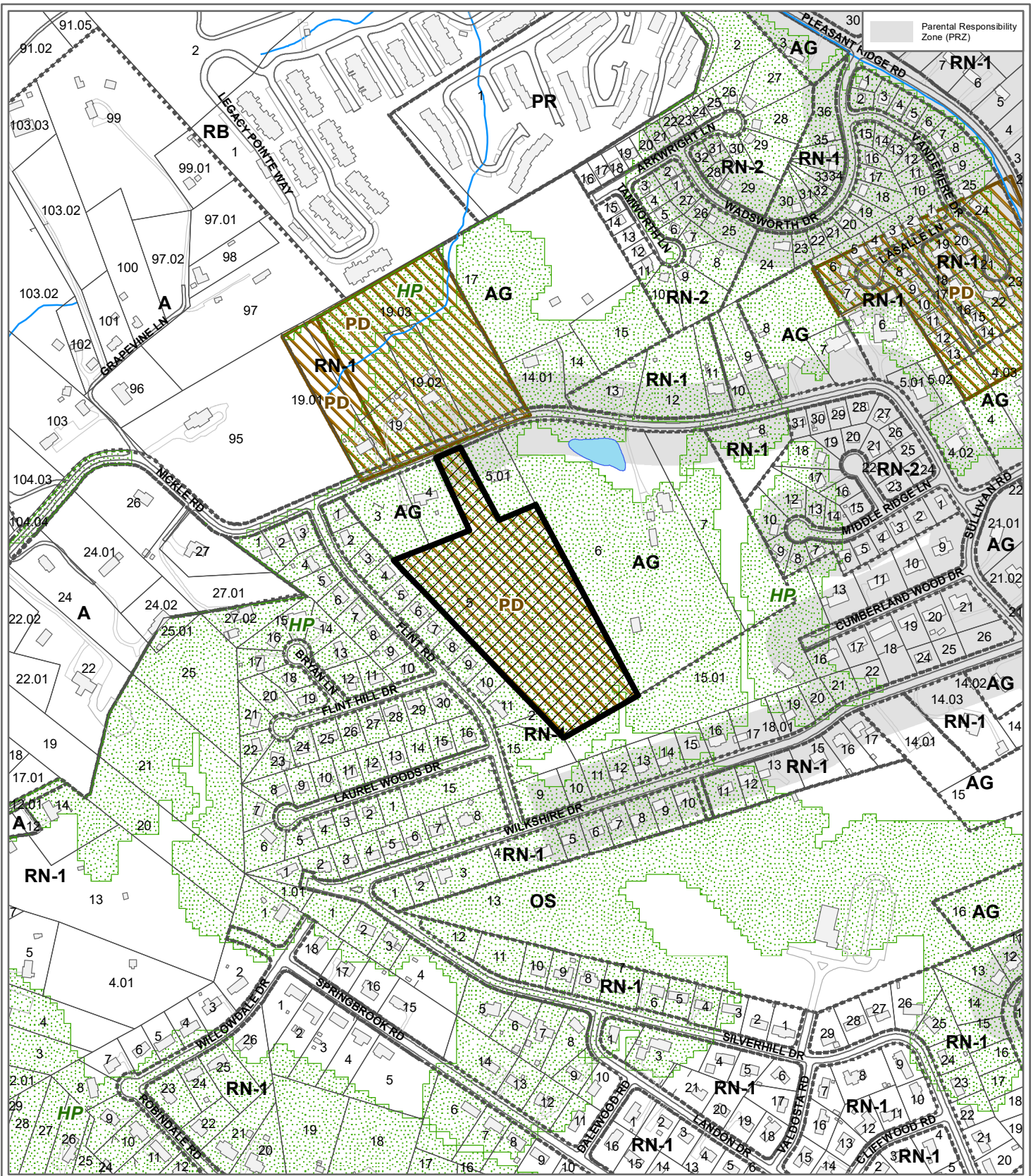
ESTIMATED STUDENT YIELD: 28 (public school children, grades K-12)

Schools affected by this proposal: Pleasant Ridge Elementary, Northwest Middle, and Karns 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 Knoxville City Council for action on 9/8/2020 and 9/22/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed.

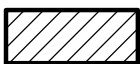
Appellants have 15 days to appeal a Planning Commission decision in the City.



Parental Responsibility Zone (PRZ)

**8-G-20-RZ  
REZONING**

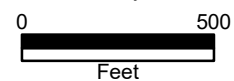
From: RN-1 (Single-Family Residential Neighborhood)  
To: RN-2 (Single-Family Residential Neighborhood)

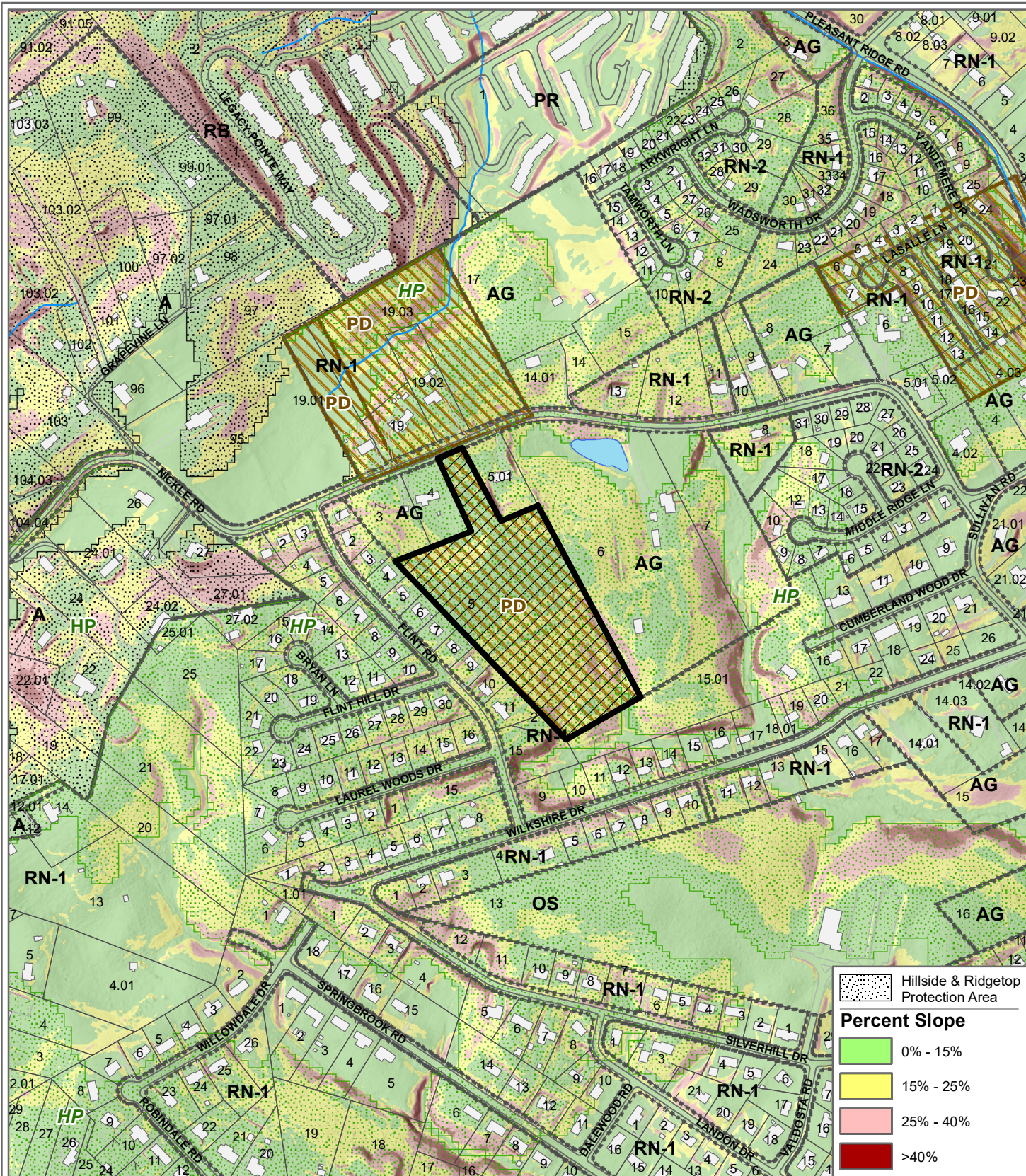


Petitioner: Susong, BLD Properties, LLC, Randy

Map No: 79  
Jurisdiction: City

Original Print Date: 7/15/2020 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

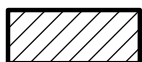




**8-G-20-RZ  
REZONING - SLOPE ANALYSIS**

From: RN-1 (Single-Family Residential Neighborhood)

To: RN-2 (Single-Family Residential Neighborhood)



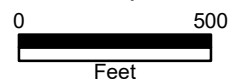
Original Print Date: 7/20/2020  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Susong, BLD Properties, LLC,  
 Randy

Map No: 79

Jurisdiction: City



**Slope Analysis  
8-G-20-RZ**

CATEGORY	ACRES	DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside (HP)	0.04	8.71	0.3	100%	0.04
0-15% Slope	1.66	8.71	14.5	100%	1.66
15-25% Slope	4.18	2.00	8.4	50%	2.09
25-40% Slope	2.16	0.50	1.1	20%	0.43
Greater than 40% Slope	0.29	0.20	0.1	10%	0.03
Subtotal: Sloped Land (Inside HP)	8.30		24.0		
<b>Total</b>	<b>8.34</b>	<b>2.92</b>	<b>24.3</b>		<b>4.255</b>

# Staff - Slope / Density Analysis

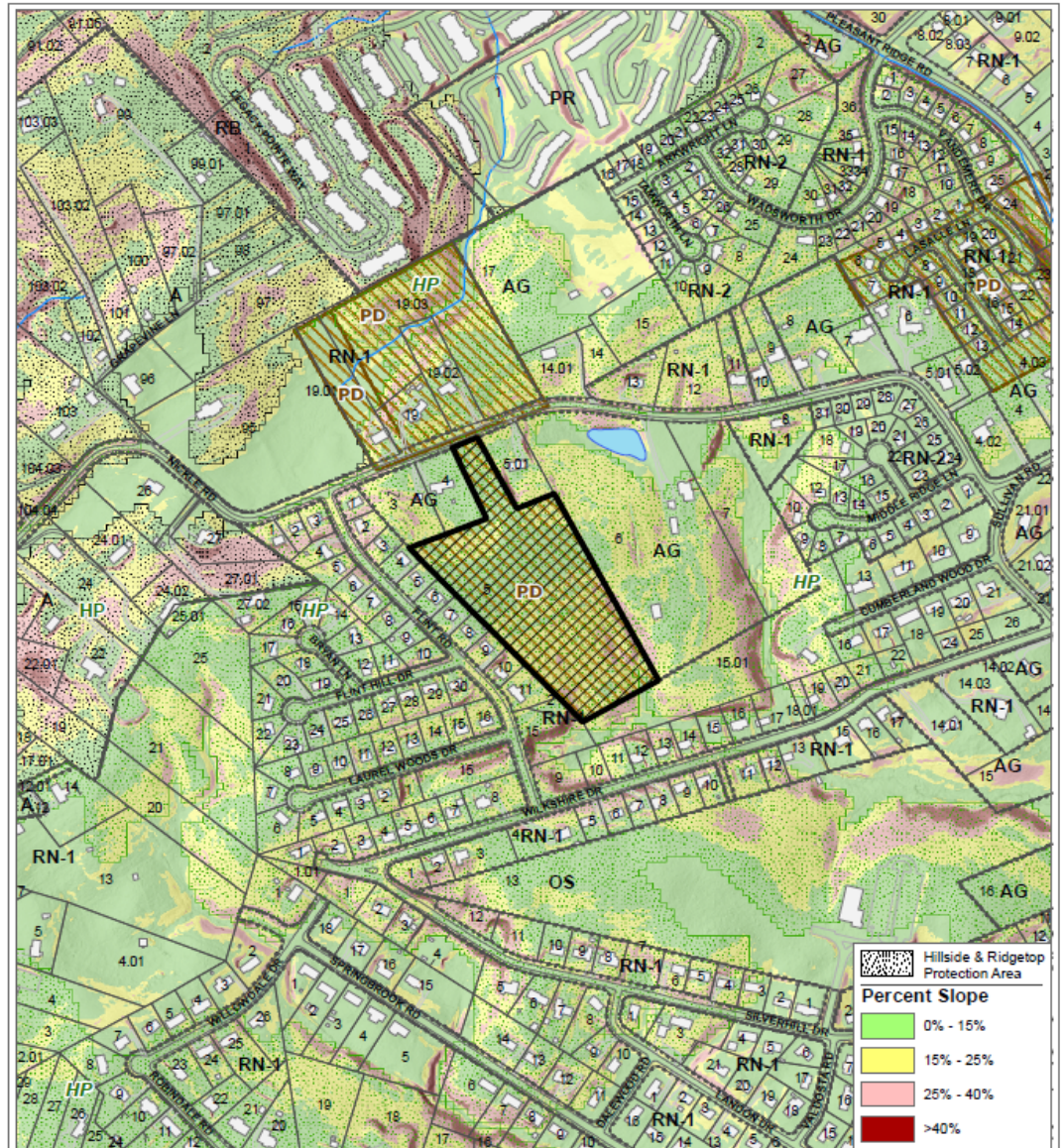
## Case: 8-G-20-RZ

### DENSITY CALCULATION

CATEGORY	ACRES	MAXIMUM DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	0.04	8.71	0.3
0-15% Slope	1.66	8.71	14.5
15-25% Slope	4.18	2.00	8.4
25-40% Slope	2.16	0.50	1.1
Greater than 40% Slope	0.29	0.20	0.1
<b>Subtotal: Sloped Land</b>	<b>8.30</b>		<b>24.0</b>
Maximum Density (HP Overlay)	<b>8.34</b>	<b>2.92</b>	<b>24.3</b>

### DISTURBANCE CALCULATION

CATEGORY	ACRES	MAXIMUM LAND DISTURBANCE (Percent)	ACRES OF DISTURBANCE
Non-Hillside	0.04	100%	0.04
0-15% Slope	1.66	100%	1.66
15-25% Slope	4.18	50%	2.09
25-40% Slope	2.16	20%	0.43
Greater than 40% Slope	0.29	10%	0.03
<b>Subtotal: Sloped Land</b>	<b>8.30</b>		<b>4.22</b>
Maximum Disturbance (HP Overlay)	<b>8.34</b>	<b>51%</b>	<b>4.26</b>



**8-G-20-RZ  
REZONING - SLOPE ANALYSIS**

From: RN-1 (Single-Family Residential Neighborhood)  
To: RN-2 (Single-Family Residential Neighborhood)

Original Print Date: 7/20/2020      Revised: \_\_\_\_\_  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

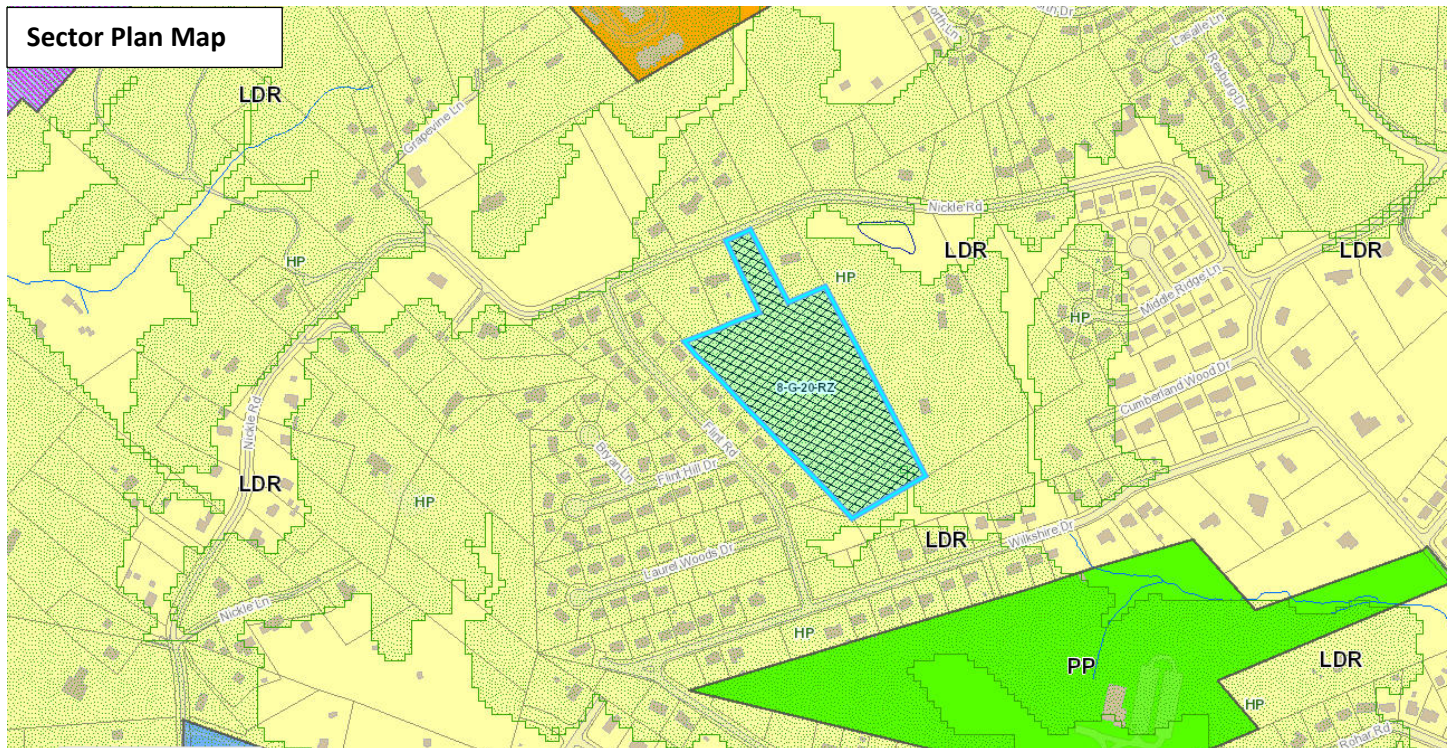
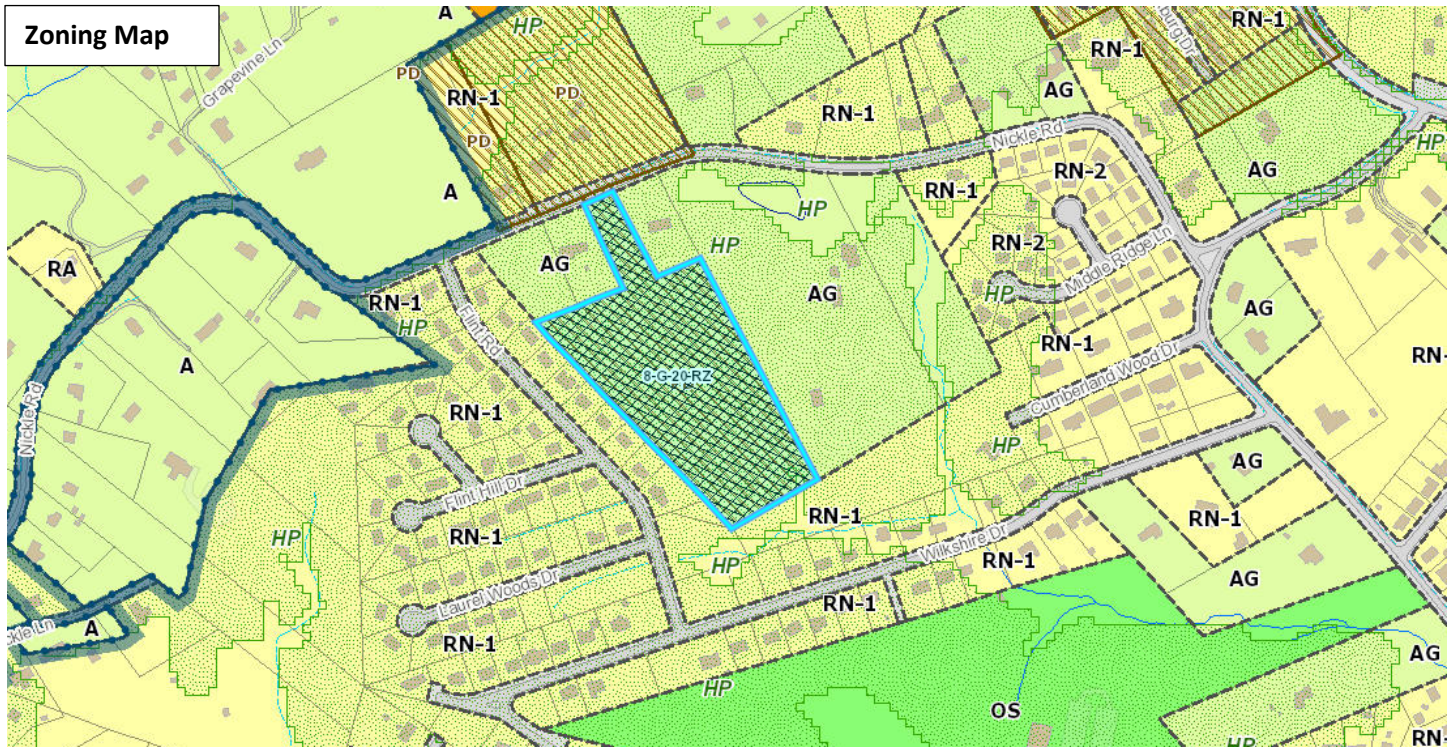
Petitioner: Susong, BLD Properties, LLC, Randy

Map No: 79  
Jurisdiction: City

0      500  
Feet

N

# Exhibit A. 8-G-20-RZ Contextual Images





# Exhibit A. 8-G-20-RZ Contextual Images

Existing Land Use Map



Aerial Map



# Exhibit A. 8-G-20-RZ Contextual Images

Street View Nickle Rd facing east



ect Map





# DEVELOPMENT REQUEST

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
- Rezoning

BLD Properties LLC  
Applicant Name

Randy Susong  
Affiliation

6/26/2020  
Date Filed

August 13, 2020  
Meeting Date (if applicable)

8-G-20-RZ  
File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Randy Susong  
Name

BLD Properties LLC  
Company

1728 Garland Rd  
Address

Knoxville TN  
City State

37922  
Zip

865-414-4467  
Phone

randy@susong7.com  
Email

## CURRENT PROPERTY INFO

BLD Properties LLC 1728 Garland Rd  
Owner Name (if different) Owner Address

(865) 414-4467  
Owner Phone

0 Nickle Rd  
Property Address

079EB005  
Parcel ID

South Side Nickle East of Flint Rd.  
General Location

9.19  
Tract Size

3  
Jurisdiction (specify district above)  City  County

3rd Council RN1  
Zoning District

North West City  
Planning Sector

LDR  
Sector Plan Land Use Classification

N City  
Growth Policy Plan Designation

Vacant  
Existing Land Use

N  
Septic (Y/N)

yes  
Sewer Provider

yes  
Water Provider



# REQUEST

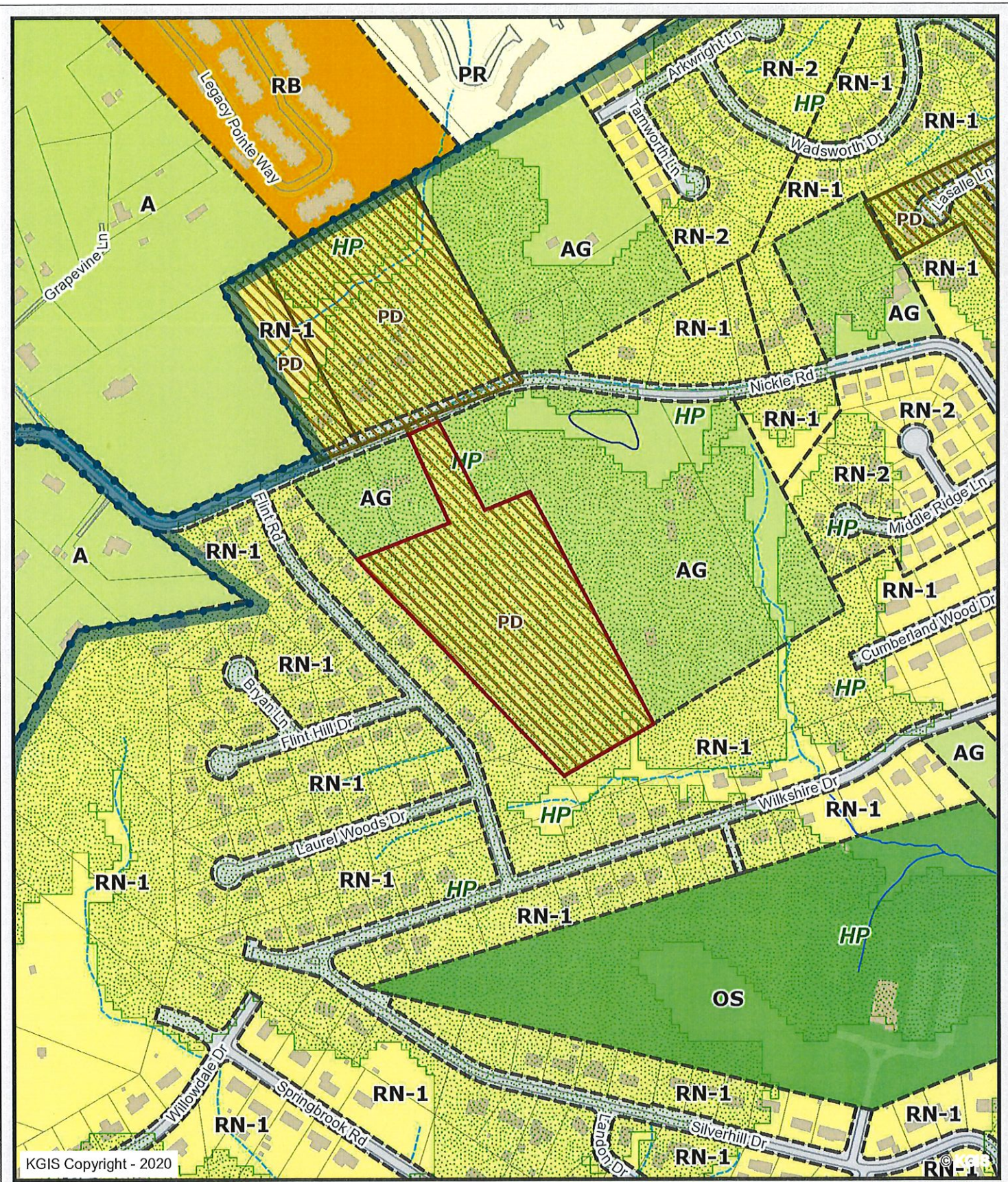
<b>DEVELOPMENT</b>	<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use
	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____
	<input type="checkbox"/> Other (specify): _____
<b>SUBDIVISION</b>	<input checked="" type="checkbox"/> Proposed Subdivision Name <u>Nickle Estates</u> <span style="float: right;">Unit / Phase Number</span>
	<input type="checkbox"/> Parcel Change
	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created: _____
	<input type="checkbox"/> Other (specify): _____
	<input type="checkbox"/> Attachments / Additional Requirements
<b>ZONING</b>	<input checked="" type="checkbox"/> Zoning Change: <u>RN2</u> Proposed Zoning
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)
	Proposed Density (units/acre) _____    Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): _____

<b>STAFF USE ONLY</b>	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	0325    \$1060.00	\$1060.00
	<b>ATTACHMENTS</b>	<b>FEE 2:</b>	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<b>ADDITIONAL REQUIREMENTS</b>	<b>FEE 3:</b>		
<input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> )			
<input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> )			
<input type="checkbox"/> Traffic Impact Study			

## AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

 Applicant Signature	<u>Randy Susong</u> Please Print	<u>6/26/2020</u> Date
<u>865 414-4467</u> Phone Number	<u>randy@susong7.com</u> Email	
 Staff Signature	Elizabeth Albertson Please Print	6/26/2020 Date



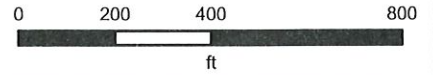
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### Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System



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