

REZONING REPORT

► **FILE #:** 12-E-20-RZ

AGENDA ITEM #: 14

AGENDA DATE: 12/10/2020

► **APPLICANT:** RICK WILKINSON

OWNER(S): Rick, Mark & Randy Irwin & others

TAX ID NUMBER: 133 073, 07403, 07404, 07402

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 8116, 8108, 8106 & 8104 Nubbin Ridge Rd.

► **LOCATION:** Southeast side of Nubbin Ridge Rd., west of Wallace Rd.

► **APPX. SIZE OF TRACT:** 5.59 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Nubbin Ridge Road is a major collector with a 17.8-foot pavement width inside a 60-foot 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) & A (Agricultural)

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

► **EXISTING LAND USE:** Vacant land and single family residential

► **DENSITY PROPOSED:** 4 du/ac

EXTENSION OF ZONE: Yes, PR zoning is adjacent to the north and south

HISTORY OF ZONING: 8116 Nubbin Ridge Road was rezoned from A (Agricultural) to RA (Low Density Residential) in 1992 (case 11-H-92-RZ) as part of a larger rezoning.

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) with up to 4 du/ac

South: Multifamily residential and single family residential - PR (Planned Residential) with up to 3.6 du/ac

East: Multifamily residential and single family residential - A (Agricultural)

West: Single family residential - A (Agricultural) and RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: Nubbin Ridge Road consists of large-lot single family detached residential lots and single family residential subdivisions off of side streets. This is a low density area comprised of 4 du/ac and less.

STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) zoning with up to 4 du/ac because it is consistent with the Southwest County Sector Plan's Low Density Residential designation and with the surrounding development.**

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 COUNTY GENERALLY:

1. The area has been transitioning from Agricultural zoning to PR zoning since the mid-1990s. Surrounding subdivisions off of Nubbin Ridge Road are zoned PR with densities ranging from 3.6 du/ac to 4 du/ac.
2. There is an increased need for housing. The proposed rezoning would create an opportunity to meet this need.

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

1. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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. Additional PR zoning with up to 4 du/ac is comparable to surrounding neighborhoods and is not expected to generate adverse impacts on surrounding properties.
2. Access would need to be maintained for the lots off of the joint private easement on the southwest side of the property to be rezoned.
3. Proper intersection spacing will be required on Nubbin Ridge Road related to the existing access points and new access to this subdivision. This will be coordinated with the County's Engineering Department during the concept/use on review process.
4. The property is not in the Parental Responsibility Zone and sidewalks would not be required.
5. If rezoned with the requested density, the development could accommodate up to 22 dwelling units, which would not require a traffic impact analysis to be completed.

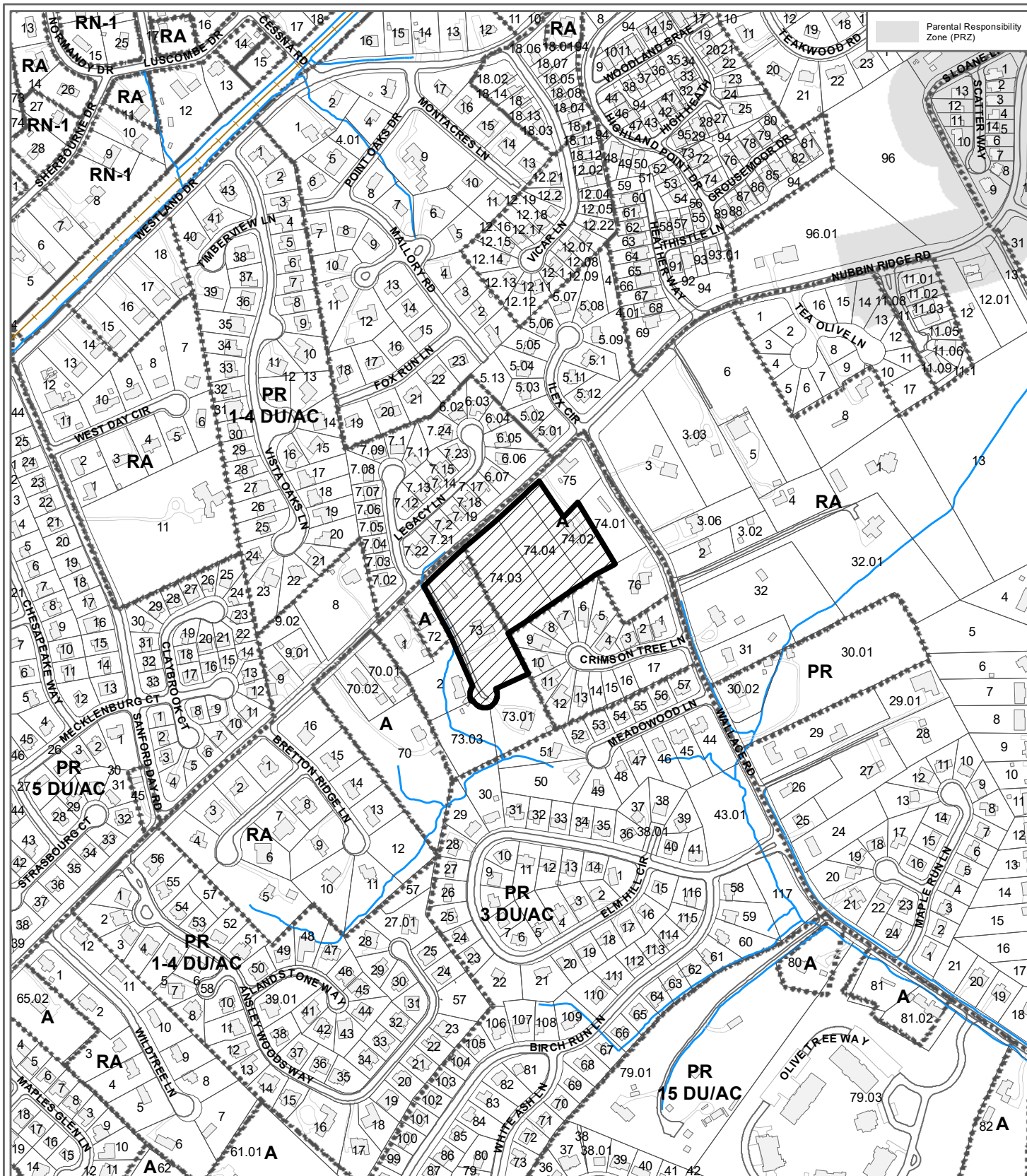
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest County sector plan designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of Knox County.

ESTIMATED TRAFFIC IMPACT: Not required.

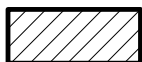
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/25/2021. 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.



12-E-20-RZ REZONING

From: RA (Low Density Residential) & A (Agricultural)
To: PR (Planned Residential)



Original Print Date: 11/6/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Wilkinson, Rick

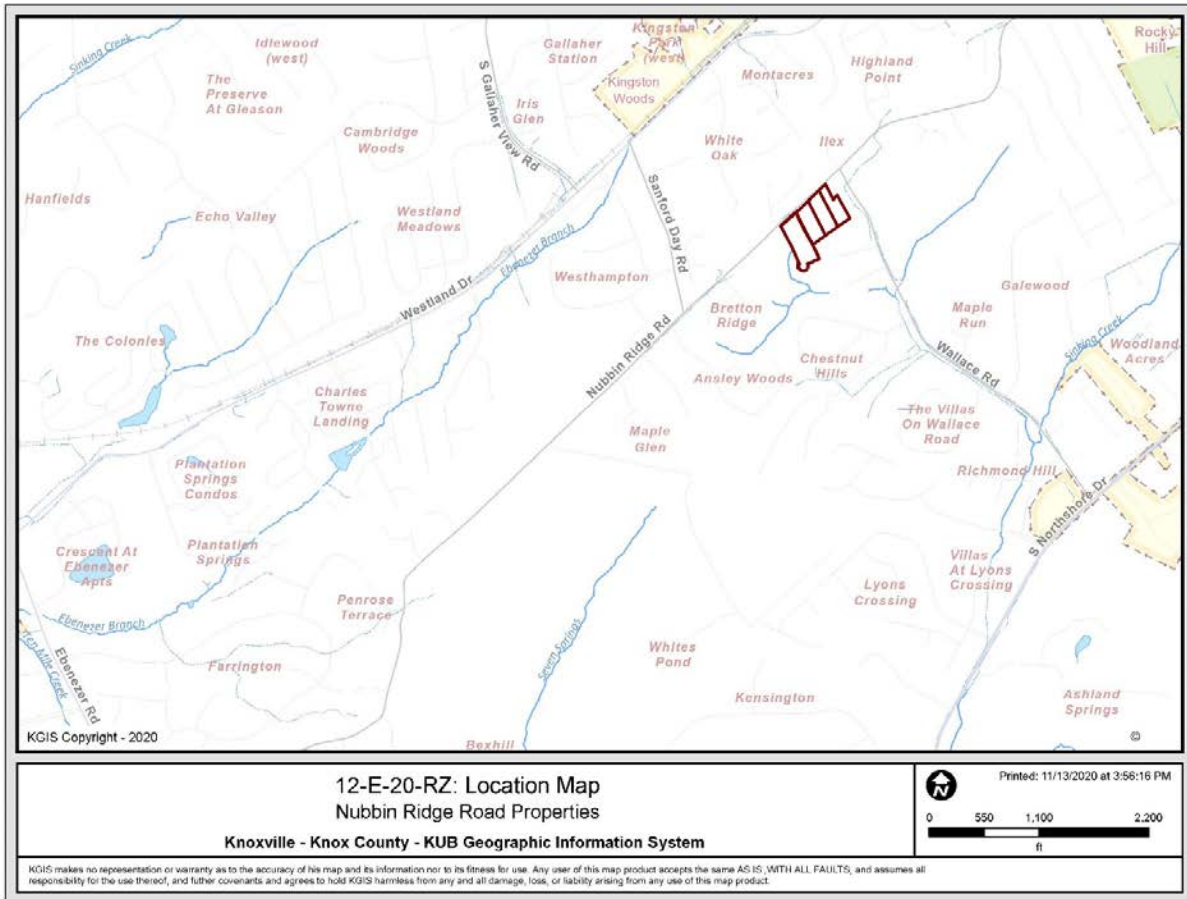
Map No: 133
Jurisdiction: County

0 500
Feet



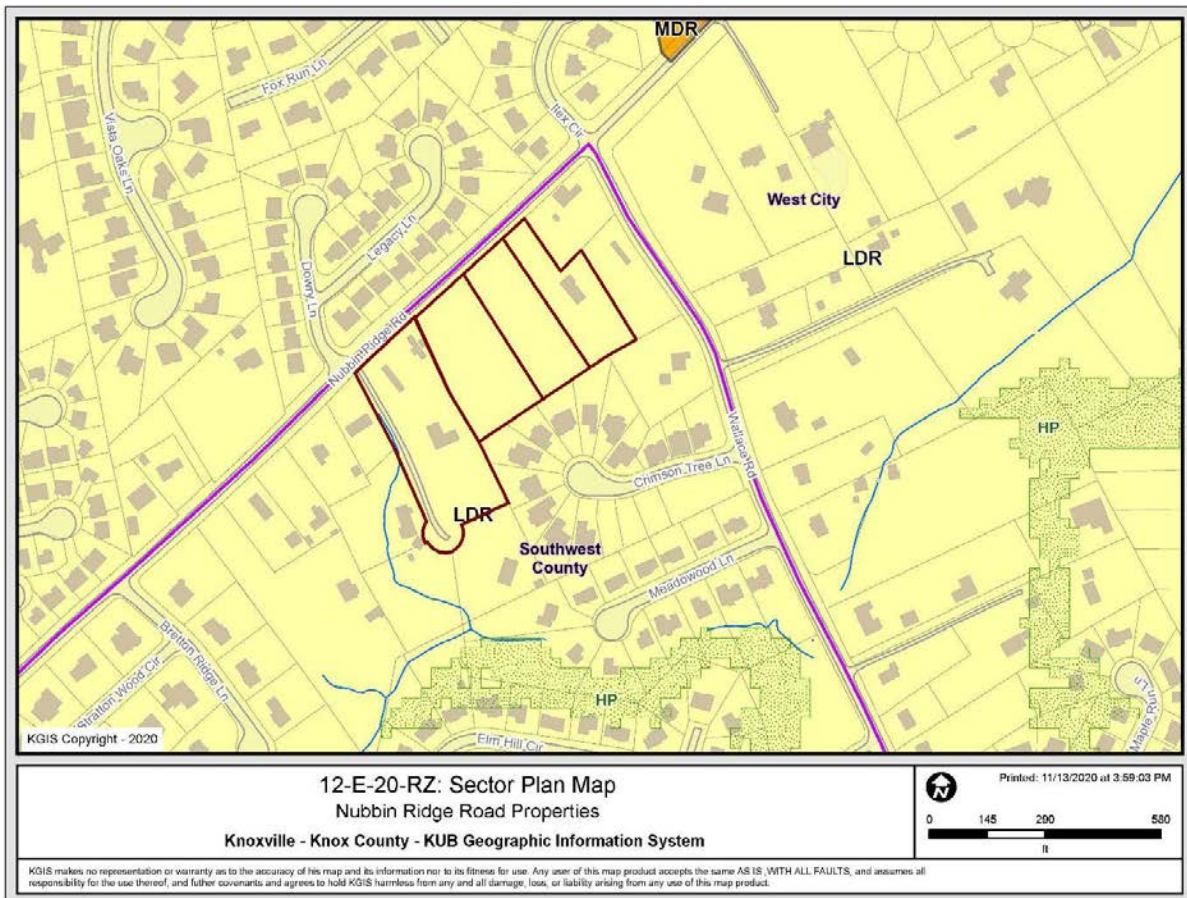
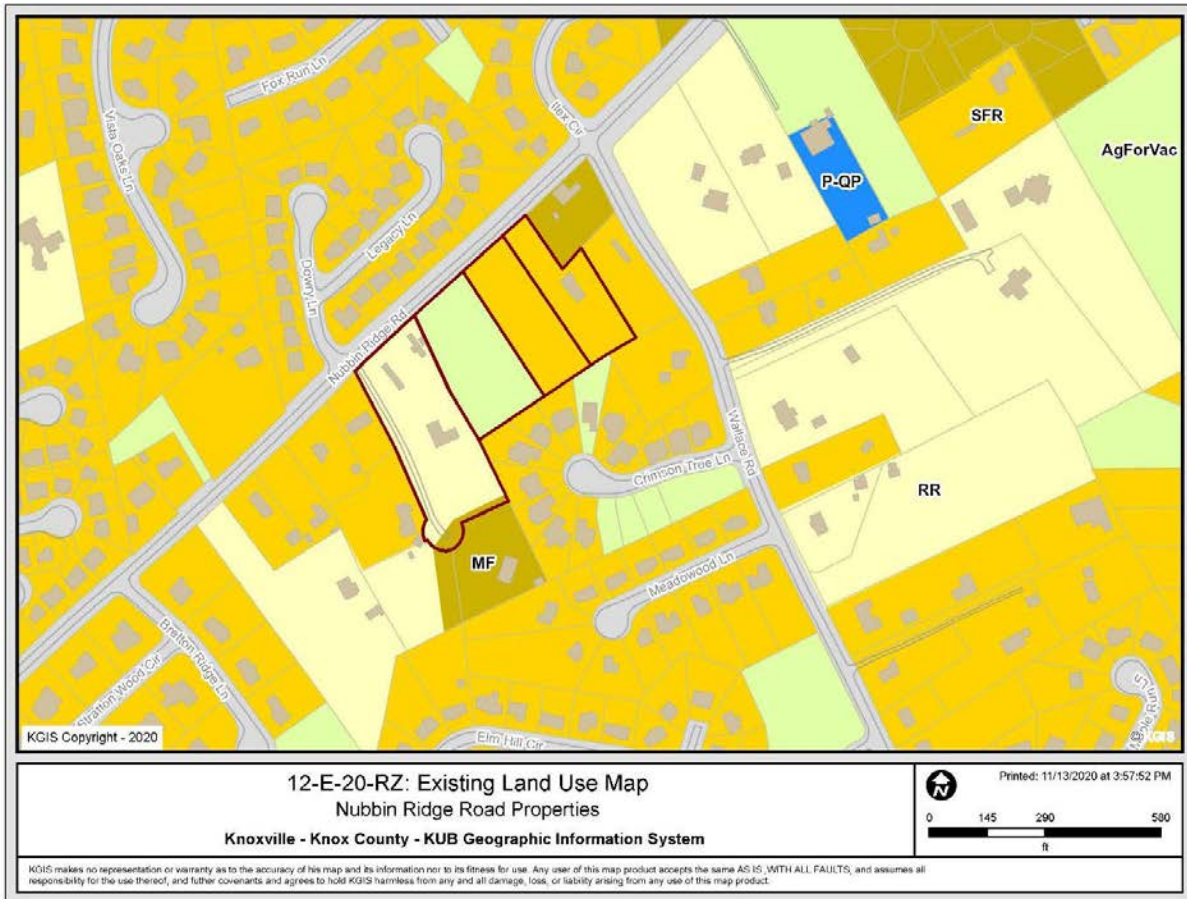
12-E-20-RZ

EXHIBIT A. Contextual Images



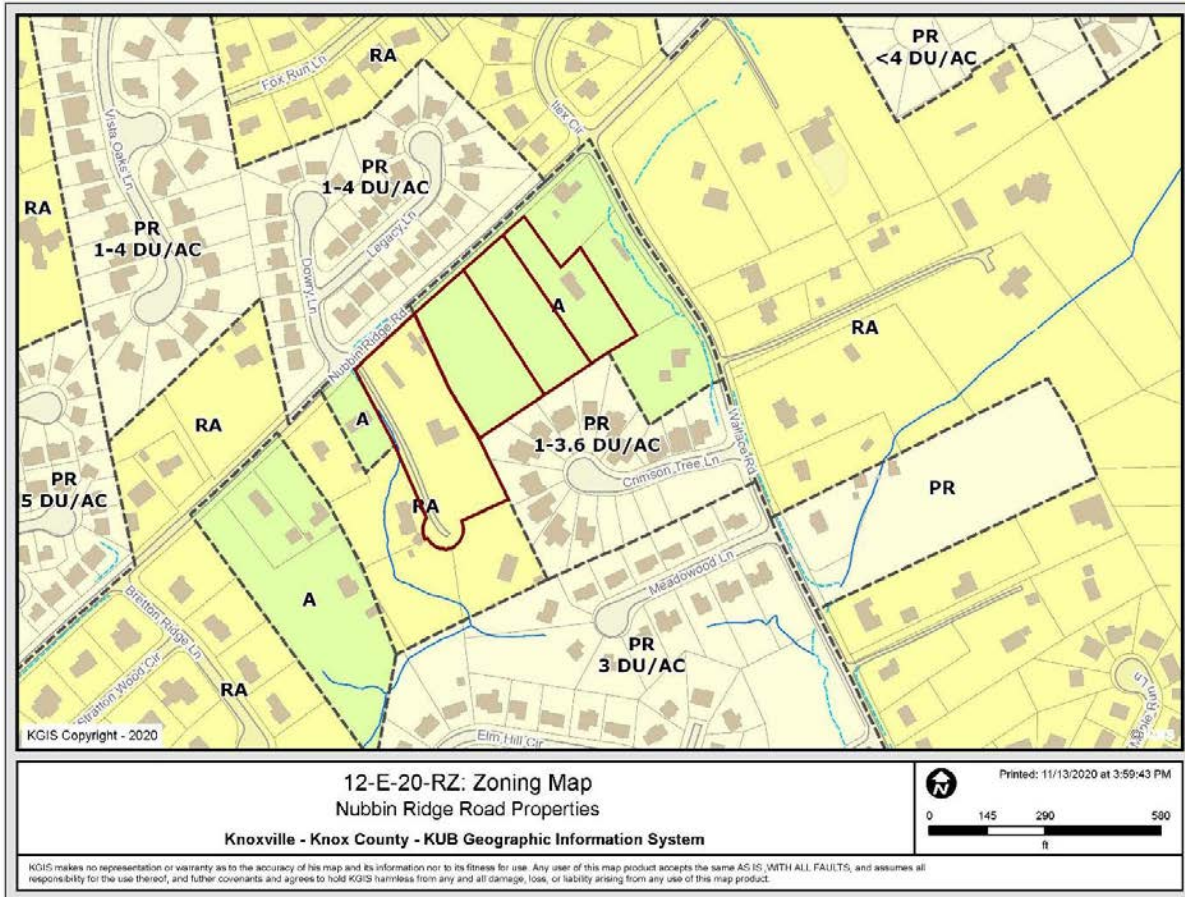
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EXHIBIT A. Contextual Images



12-E-20-RZ

EXHIBIT A. Contextual Images





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Rick Wilkinson

- DOUBLE FEE -

Applicant Name

Affiliation

11-2-2020

12-10-2020

Date Filed

Meeting Date (if applicable)

File Number(s)

12-E-20-RZ

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

Rick Wilkinson

AWR

Name

Company

8518 Lawnpark Dr. Knoxville TN 37923

Address

City

State

ZIP

865-300-7791 RickWILKINSON27@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different)	Property Address	Parcel ID	Owner Phone
Rick, Mark, Randy, Travin	2126 Nubbin Ridge Rd	133 073	865 387 8213
William Brantley	8108 Nubbin Ridge Rd	133 07403	402 213 4700
Elia Jenkins	8108 Nubbin Ridge Rd	133 07404	252 74 1626
George Brantley	2104 Nubbin Ridge Rd	133 07402	865 773 5655

STAFF USE ONLY

Nubbin Ridge Rd

General Location

5.59 ~~ACRES~~

Tract Size ACRES

4th

Jurisdiction (specify district above)

☐ City ☒ County

RA, A

Zoning District

Southwest County

Planning Sector

LDR

Sector Plan Land Use Classification

Planned

Growth Policy Plan Designation

RR, AgFor-Vac, SFR

Existing Land Use

Septic (Y/N)

KUB

Sewer Provider

KUB

Water Provider

DEVELOPMENT REQUEST
☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA

☒ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

The Reserve at Penrose Farm
Proposed Subdivision Name

16 ☒ Combine Parcels ☐ Divide Parcel 16
Unit / Phase Number Total Number of Lots Created

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change PR 4du/ac
Proposed Zoning

☐ Plan Amendment Change N/A
Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**
☐ Staff Review ☐ Planning Commission
ATTACHMENTS
☐ Property Owners / Option Holders ☐ Variance Request
ADDITIONAL REQUIREMENTS
☐ Design Plan Certification (Final Plat)
☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1	(879.5 x dbl Fee)	Total
0325	1,759	
Fee 2		
Fee 3		
		\$1,759.00

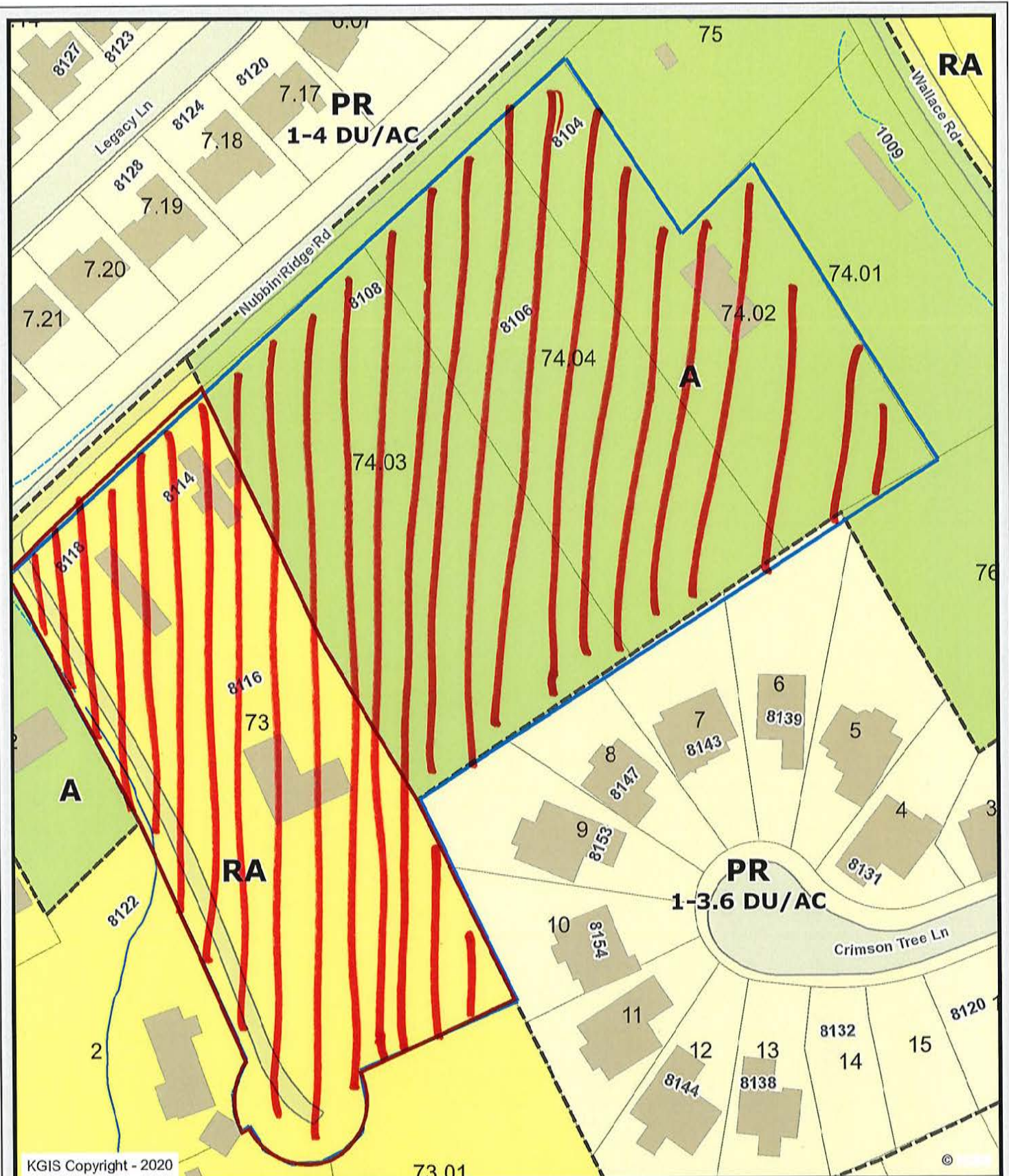
AUTHORIZATION

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

Rick Wilkin Rick Wilkin 11-2-2020
Applicant Signature Please Print Date

306 7791 RickWilkin27@gmail.com
Phone Number Email

[Signature] Marc Payne 11/2/20
Staff Signature Please Print Date



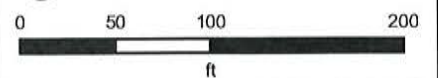
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Letter Portrait

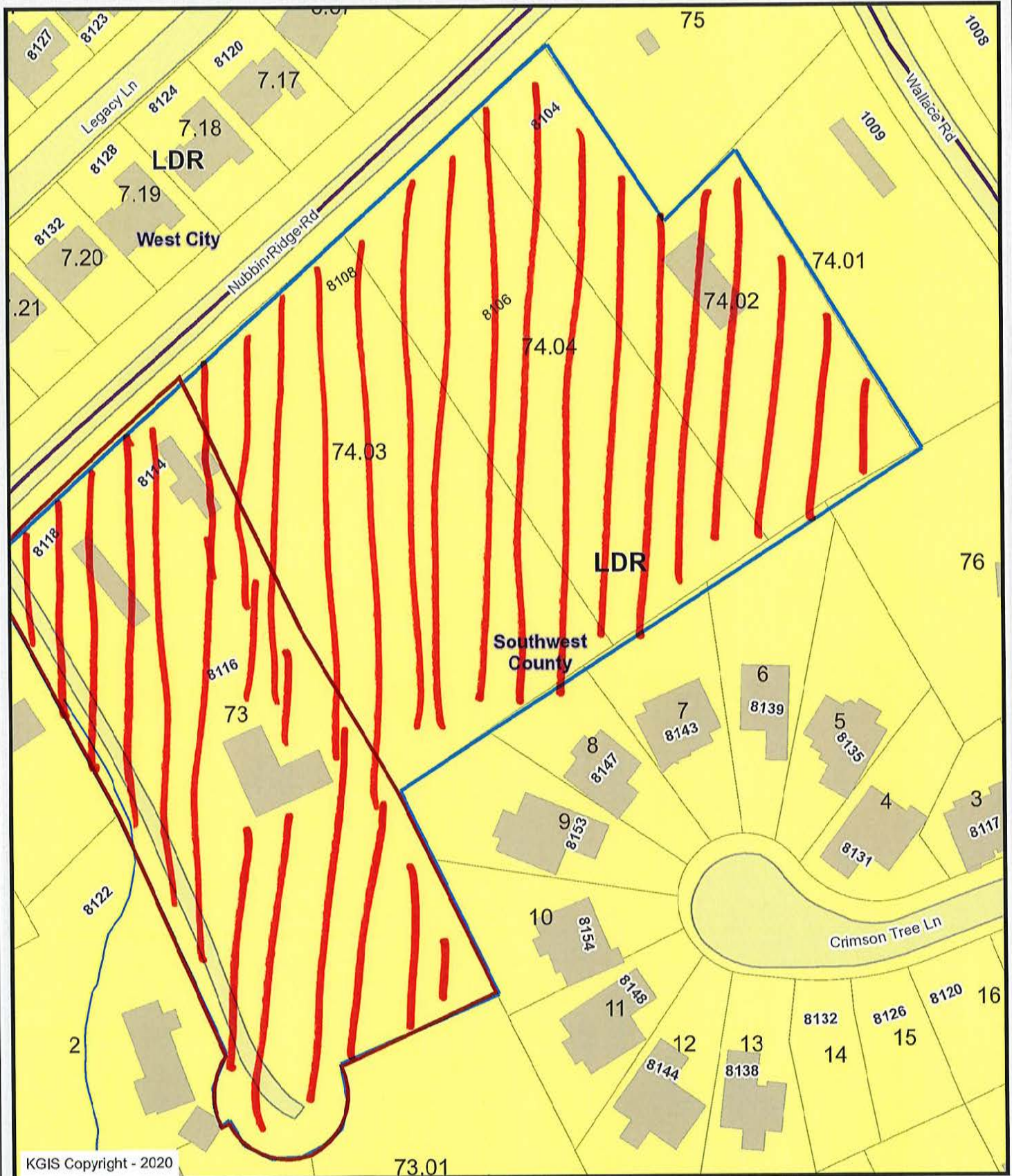
Knoxville - Knox County - KUB Geographic Information System



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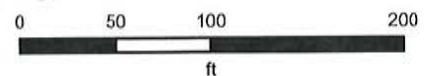


Letter Portrait

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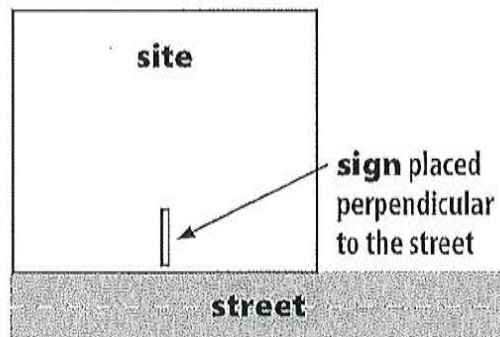
REQUIRED SIGN POSTING AGREEMENT

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:

11/25/2020 and 12/11/2020
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: Rick Wilkinson

Phone: 605 300 7794 Email: rick.wilkinson27@gmail.com

Date: 11-2-2020

File Number: 12-E-20-RZ