

REZONING REPORT

► **FILE #:** 7-C-21-RZ

AGENDA ITEM #: 14

AGENDA DATE: 7/8/2021

► **APPLICANT:** JOANNA TOOLE

OWNER(S): Ruth Toole

TAX ID NUMBER: 133 047

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 8343 Nubbin Ridge Rd.

► **LOCATION:** North side of Nubbin Ridge Road., northeast of Davis Lane at Maples Glen Lane.

► **APPX. SIZE OF TRACT:** 2 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is off of Nubbin Ridge Road, a major collector with a 16-ft pavement width inside a 48-ft right-of-way at this location.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

► **ZONING REQUESTED:** RB (General Residential)

► **EXISTING LAND USE:** Existing apartment buildings

►

EXTENSION OF ZONE: Yes, RB is adjacent to the west

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) with up to 5 du/ac

South: Single family residential - PR (Planned Residential) with up to 3.4 du/ac

East: Single family residential - PR (Planned Residential) with up to 5 du/ac

West: Multifamily residential and rural residential - RB (General Residential) and A (Agricultural)

NEIGHBORHOOD CONTEXT: This area has been transitioning from agricultural uses to residential uses since the mid-1980s. These developments include the existing multi-family dwellings located on the subject property, and single family subdivisions on side streets off of Nubbin Ridge Road.

STAFF RECOMMENDATION:

► **Approve RB (General Residential) zoning because it is consistent with the Southwest Sector Plan's LDR (Low Density Residential) designation and is an extension of an existing zone district.**

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

Approve RB (General Residential) zoning because it is consistent with the Southwest County Sector Plan and surrounding zoning.

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 proposed rezoning request is consistent with the sector plan's land use classification of LDR (Low Density Residential).
2. The proposed rezoning will create zoning consistency with the other portion of 8343 Nubbin Ridge Rd (133 04701) located to the west of the subject property.

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

1. RB (General Residential) zoning provides for a wide range of residential uses.
2. The subject property is approximately 2 acres in size and maintains a residential use.

THE PROPOSED AMENDMENT SHALL NOT ADVERSLY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed amendment to RB (General Residential) zoning is compatible with the Southwest County sector plan designation.
2. Surrounding uses include low-density single-family dwellings on small lots and other residential uses at densities of less than 5 dwelling units per acre.
3. Surrounding properties are zoned RB (General Residential), PR (Planned Residential), RA (Low Density Residential), and A (Agricultural); the addition of more RB (General Residential) is not expected to cause any adverse impacts for surrounding properties and is consistent with the residential uses in the area.

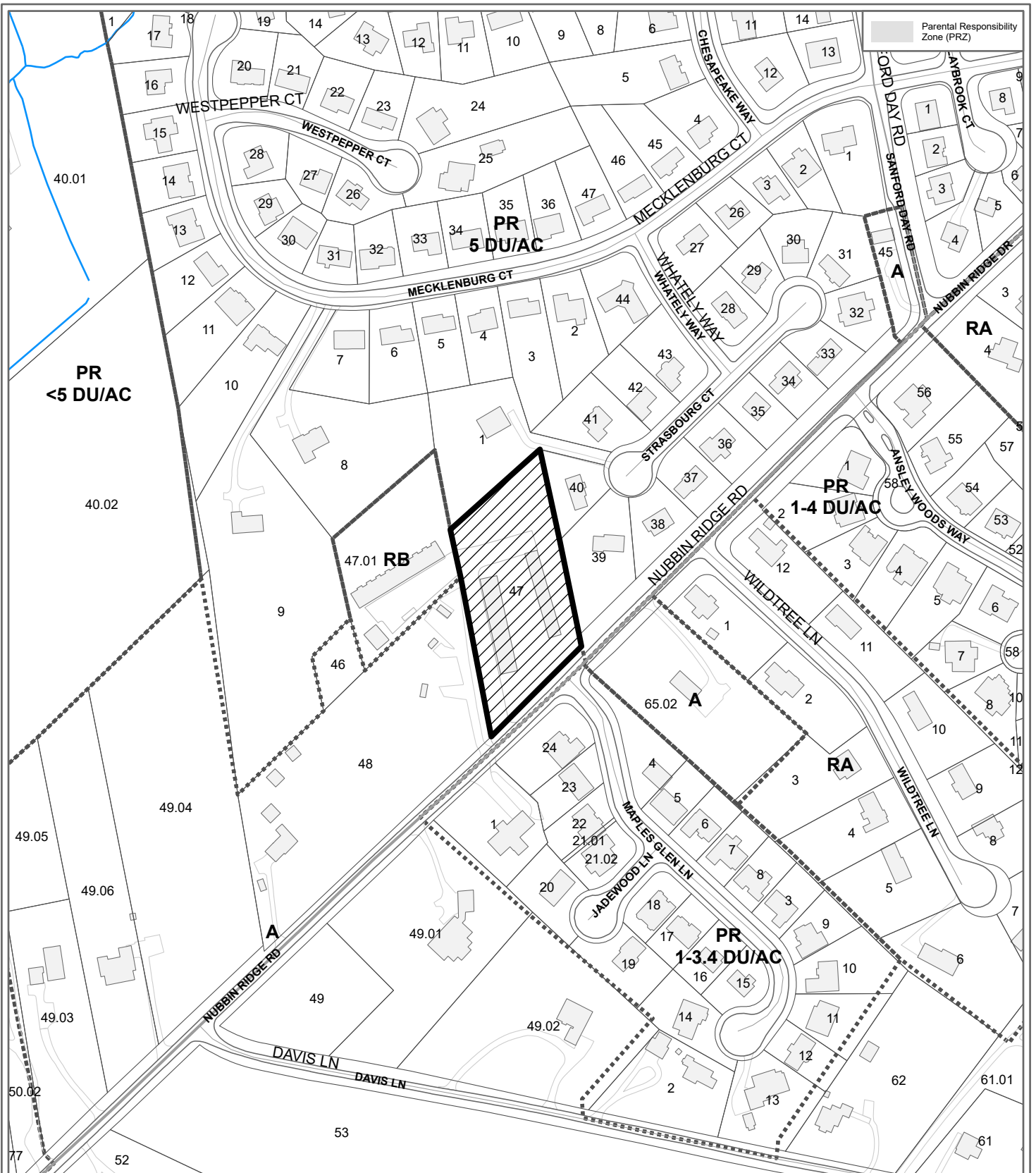
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN AND OTHERS;

1. The proposed amendment is not in conflict with any 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 8/23/2021. 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.



**7-C-21-RZ
REZONING**

From: A (Agricultural)

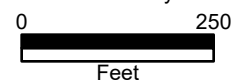
To: RB (General Residential)



Petitioner: Toole, Joanna

Map No: 133

Jurisdiction: County



Original Print Date: 6/8/2021

Revised:

Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

7-C-21-RZ

	Acres
Non-Hillside Portions	0.74

Hillside and Ridgetop Protection Area

Value	Percent Slope	Count	Acres
1	0%-15%	1465	0.84
2	15%-25%	155	0.09
3	25%-40%	46	0.03
4	>40%	0	0.00
			0.96

Ridgetop Area	0
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Site Total	1.70
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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

Joanna Toole (Rep by John P. Valliant Jr.)

Applicant Name

Affiliation

05/12/21

7/8/21

File Number(s)

Date Filed

Meeting Date (if applicable)

7-C-21-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

Joanna Toole (Represented by John P. Valliant Jr.)

Name

Company

800 S. Gay Street #1650

Knoxville

TN

37929

Address

City

State

ZIP

(865)637-0134

joannagtoole@icloud.com

Phone

Email

CURRENT PROPERTY INFO

Ruth Toole

2835 Mineral Springs Avenue

Owner Name (if different)

Owner Address

Owner Phone

8343 Nubbin Ridge Road

133047

Property Address

Parcel ID

First Utility

First Utility

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Nubbin Rdige Rd., northeast of Davis Ln. at Maples Glen Ln.

approx. 2 .0 acres

General Location

Tract Size

☐ City ☒ County

5th

A

MFR

District

Zoning District

Existing Land Use

Southwest County

LDR / HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

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

Proposed Subdivision Name _____

Unit / Phase Number _____

- ☐ Combine Parcels
 ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change

RB

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

no more than 5 du/ac

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) * Rezoning request is to have zoning compatible to the other portion of 8343 Nubbin Ridge Rd. (133 04701)

Pending Plat File Number

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

0324

600.00

Total

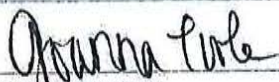
Fee 2

Fee 3

\$600.00

AUTHORIZATION

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


 Applicant Signature

Joanna Toole (Rep by John P. Valliant Jr.)

05/12/21

Please Print

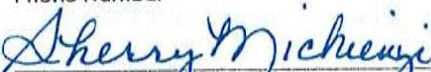
Date

(865) 919-4225

joannagtoole@icloud.com

Phone Number

Email


 Staff Signature

Sherry Michienzi

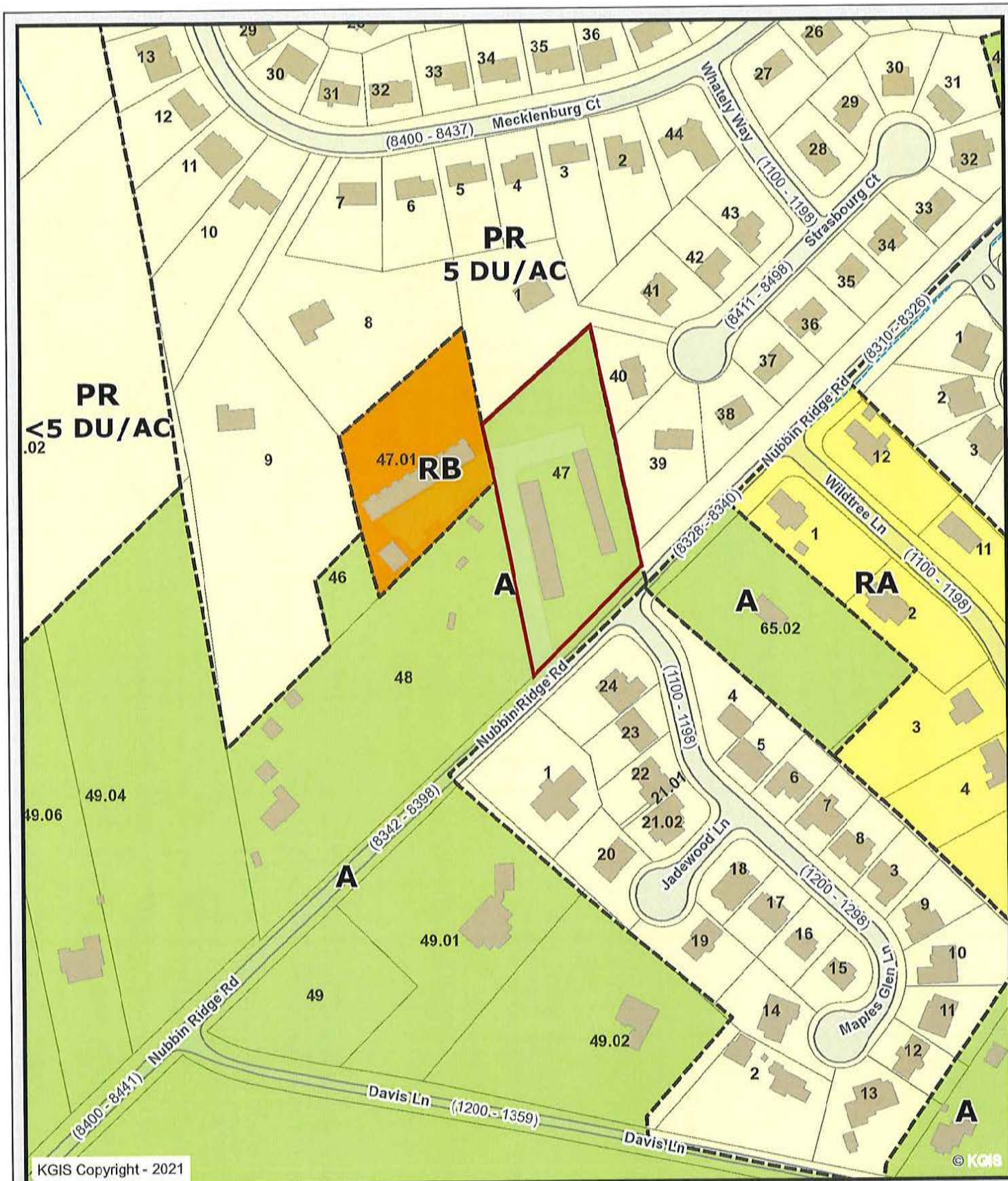
5/12/2021

5/17/2021

Please Print

Date

swm

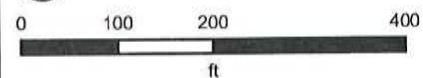


8343 Nubbin Ridge Rd.

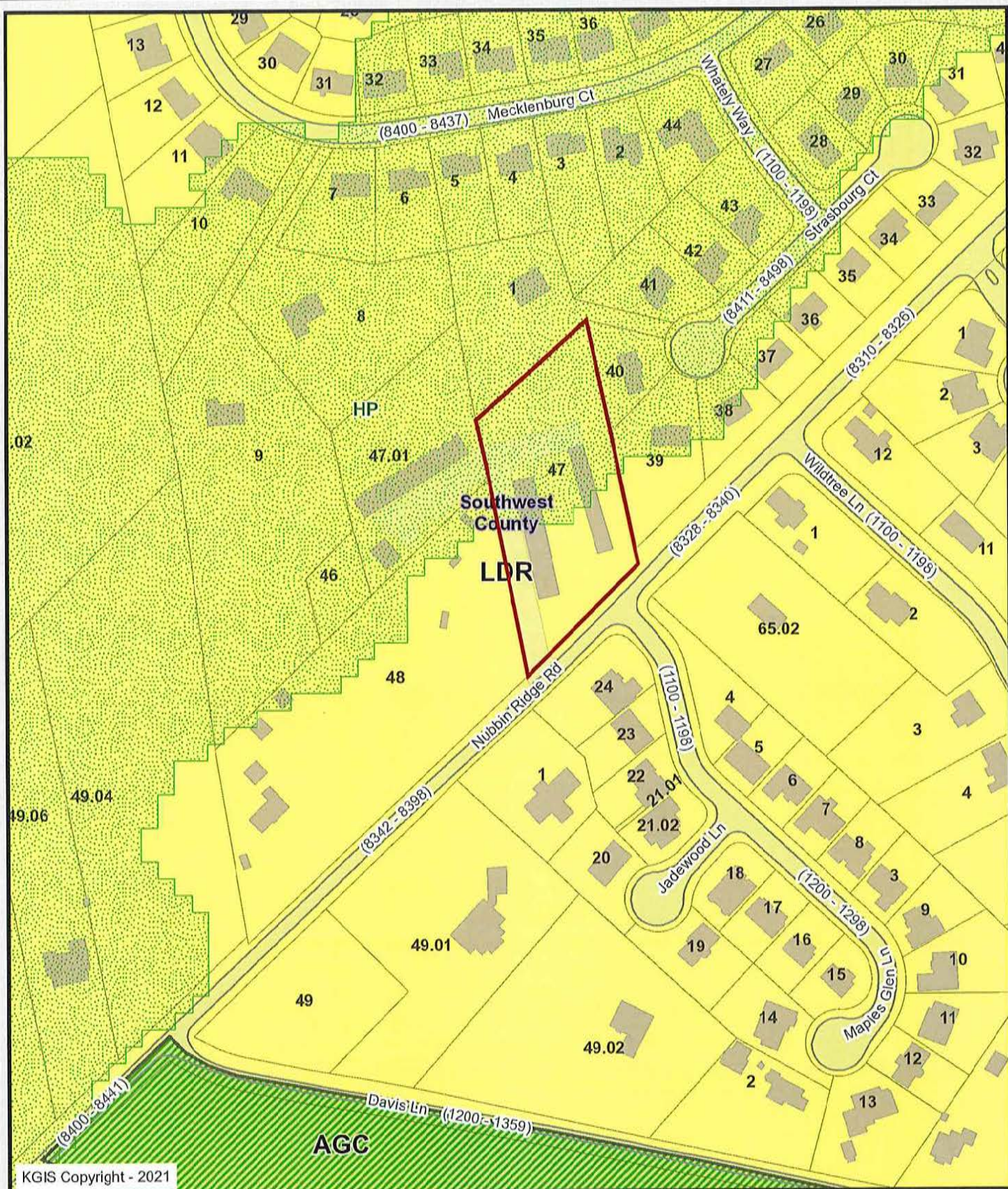
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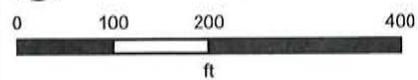


8343 Nubbin Ridge Rd.

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