

REZONING REPORT

▶ **FILE #:** 7-R-23-RZ

AGENDA ITEM #: 37

AGENDA DATE: 7/13/2023

▶ **APPLICANT:** RUSSELL HOMESTEAD LAND HOLDINGS, LLC RACKLEY

OWNER(S): Homestead Land Holdings, LLC

TAX ID NUMBER: 133 J A 008

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 8205 NUBBIN RIDGE DR

▶ **LOCATION:** Northwest side of Nubbin Ridge Rd, west of Wallace Rd

▶ **APPX. SIZE OF TRACT:** 1.65 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Nubbin Ridge Drive, a major collector street with 20 ft of pavement width within a 50-ft 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:** Single Family Residential

▶ **DENSITY PROPOSED:** Up to 6 du/ac

EXTENSION OF ZONE: Yes, this is an extension.

HISTORY OF ZONING: None noted.

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

South: Single family residential - A (Agricultural), RA (Low Density Residential)

East: Single family residential - PR (Planned Residential) up to 4 du/ac

West: Single family residential & agriculture/forestry/vacant - PR (Planned Residential) up to 4 du/ac, RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The property fronts Nubbin Ridge Dr with the closest intersection on Dowry Ln to the east. The surrounding area contains predominantly single family residential dwellings.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the sector plan designation and will allow development compatible with the surrounding land uses and zoning pattern.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING

CONDITIONS MUST BE MET FOR ALL REZONINGS (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 surrounding the zoned PR, RA, and A (Agricultural). The subdivisions were primarily built between 15-20 years ago.

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

1. The applicant requests PR up to 6 du/ac which is permissible. The PR zone is intended to provide options for residential development and such developments shall be compatible with the surrounding or adjacent zones. Surrounding development consists of single-family residential developments.
2. If approved as requested, due to the lot size of 1.65 acres it may be challenging to meet the peripheral setback standards.

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. Since Nubbin Ridge Dr is a major collector, it would not require traffic through residential streets for access.
2. This property is in an area with detached single family residential housing.
3. If approved with the requested density of 6 du/ac, up to 9 dwellings could be built on the subject property. Approval of the recommended density of 4 du/ac could result in up to 6 dwellings.
4. There are concerns regarding potential sight distance on Nubbins Road to the east, and this could impact the location of driveways or access easements. Site plans will be required to meet site distance requirements of the Knoxville-Knox County Subdivision Regulations. This would be worked through with the Knox County Department of Engineering and Public Works prior to subdivision of the property.

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 subject property is designated as the LDR (Low Density Residential) land use classification in the West City Sector Plan, which allows consideration of density of up to 6 du/ac in the Planned Growth Areas of the Growth Policy Plan.
2. The request is consistent with the General Plan.

ESTIMATED TRAFFIC IMPACT: 110 (average daily vehicle trips)

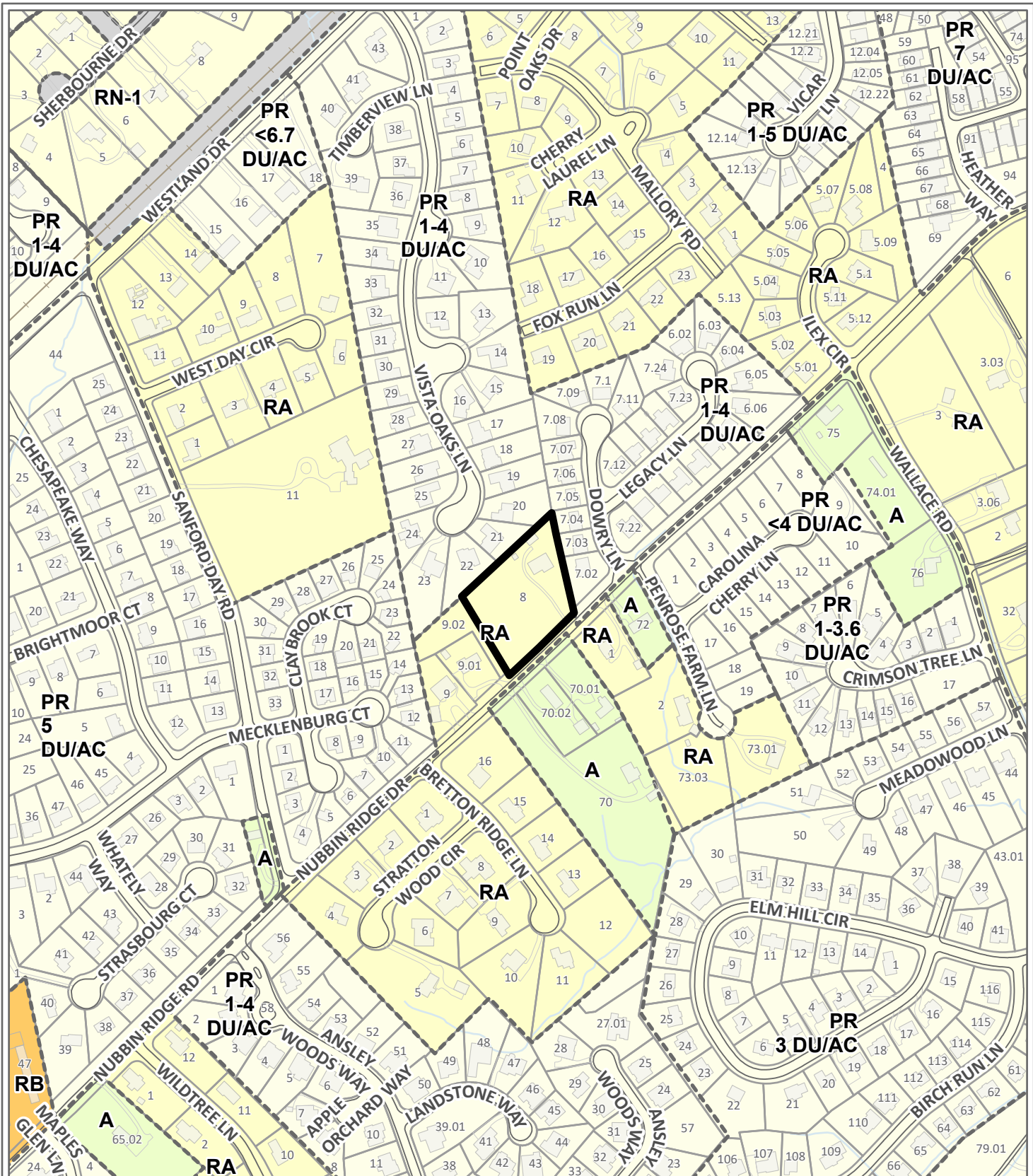
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (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 8/28/2023. 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.



REZONING

7-R-23-RZ

Petitioner: Homestead Land Holdings, LLC
Russell



From: RA (Low Density Residential)

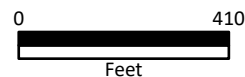
To: PR (Planned Residential)

Map No: 133

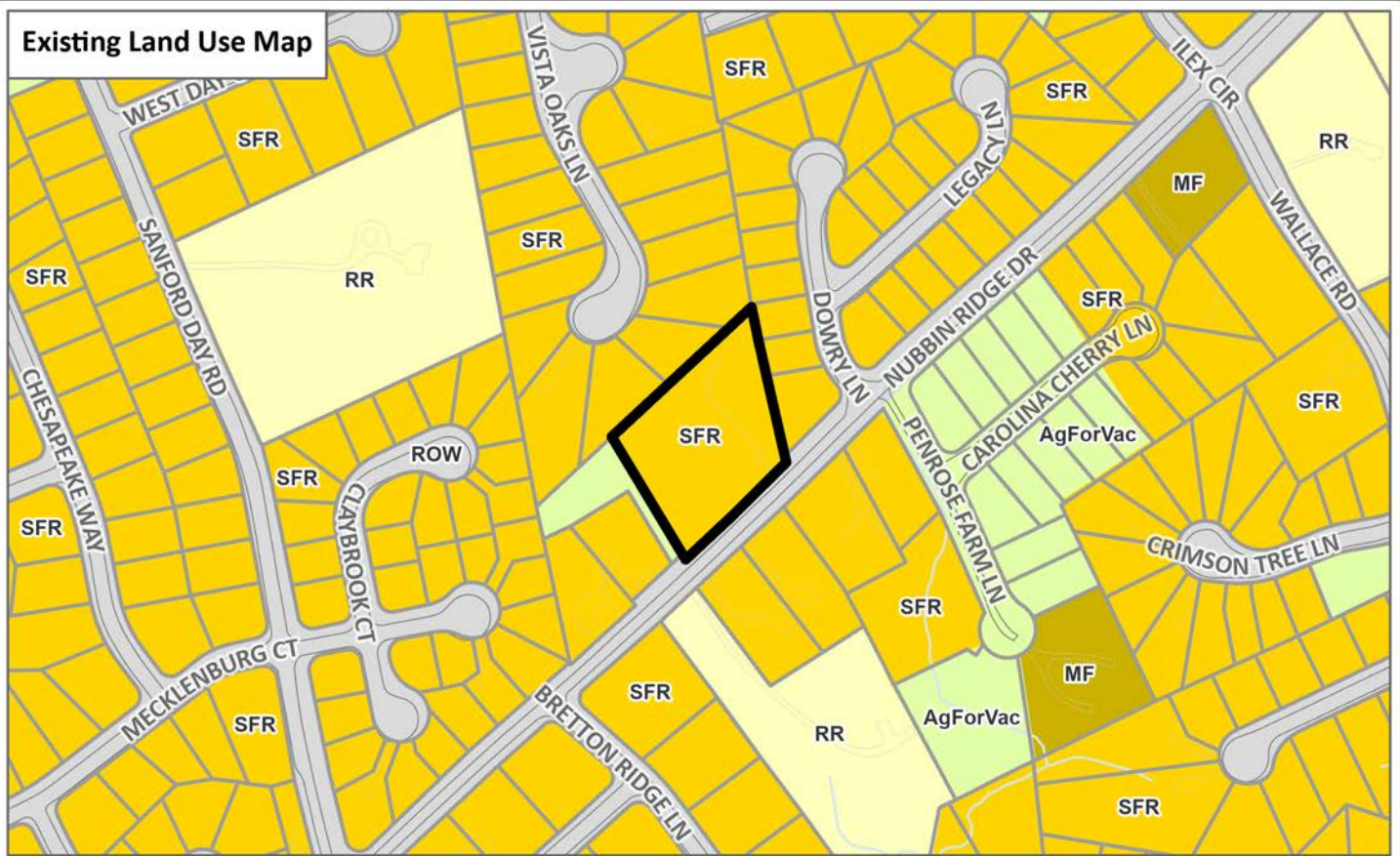
Jurisdiction: County

Original Print Date: 6/8/2023

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



Existing Land Use Map



Aerial Map

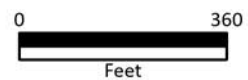


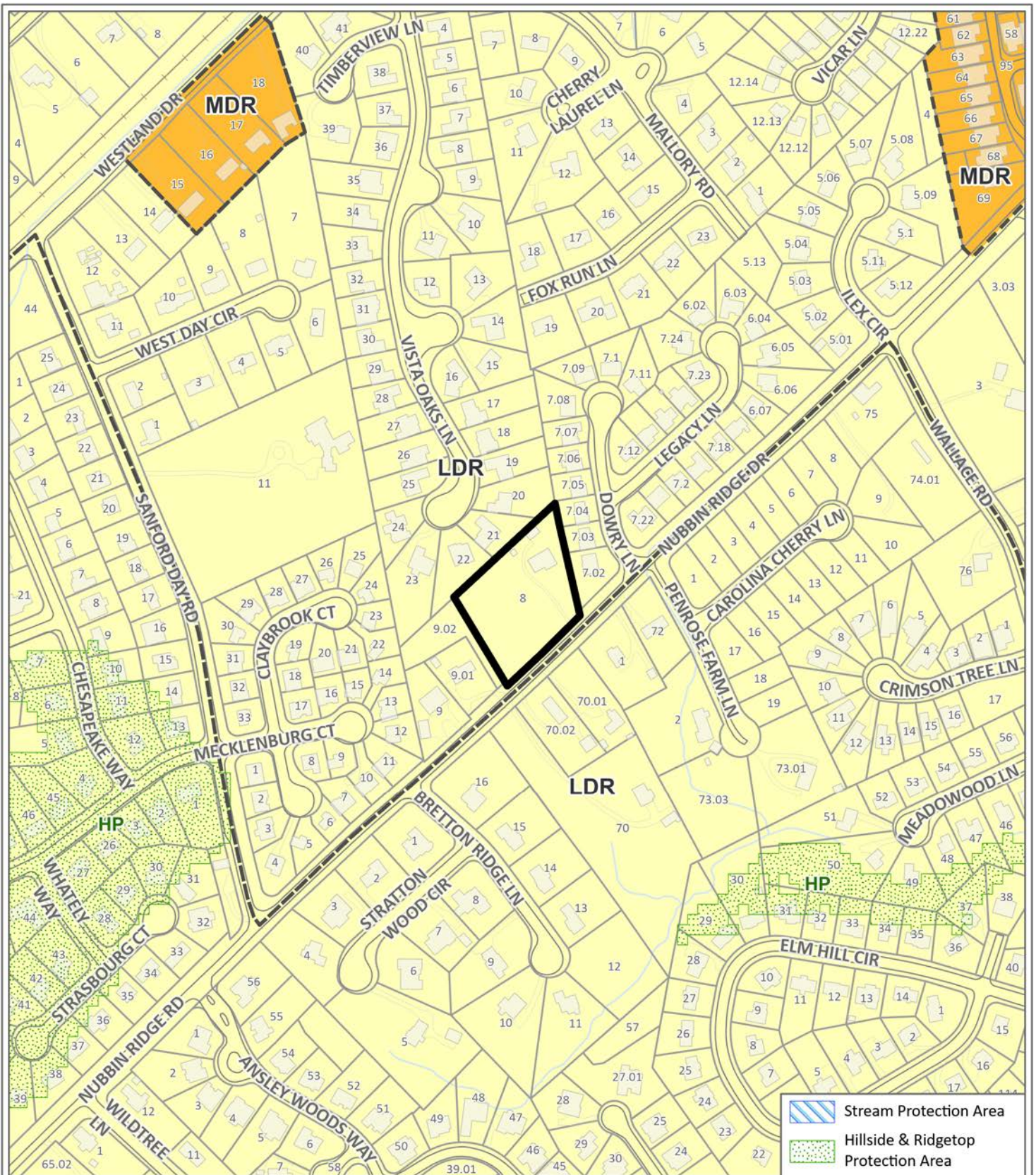
CONTEXTUAL MAPS

7-R-23-RZ



Case boundary





WEST CITY SECTOR PLAN MAP

7-R-23-RZ

Petitioner: Homestead Land Holdings, LLC



Case boundary

Original Print Date: 6/16/2023

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

Map No: 133

Jurisdiction: County





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Homestead Land Holdings, LLC

Applicant Name

Affiliation

5/30/2023

Date Filed

7/13/2023

Meeting Date (if applicable)

7-R-23-RZ

File Number(s)

CORRESPONDENCE

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

Russell N. Rackley Rackley Engineering

Name / Company

PO Box 30456 Knoxville TN 37930

Address

865-850-1535 / rnrackley@rackleyengineering.com

Phone / Email

CURRENT PROPERTY INFO

Homestead Land Holdings, LLC

Owner Name (if different)

132 Sherlake Dr Knoxville TN 37930

Owner Address

865-850-1535 / rnrackley@rackl

Owner Phone / Email

8205 NUBBIN RIDGE DR

Property Address

133 J A 008

Parcel ID

1.65 acres

Tract Size

Part of Parcel (Y/N)?

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of Nubbin Ridge Rd, west of Wallace Rd

General Location

City **Commission District 4 RA (Low Density Residential)**

Single Family Residential

County District Zoning District

Existing Land Use

West City LDR (Low Density Residential)

Planning Sector Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change PR (Planned Residential)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	
Proposed Plan Designation(s)	
Up to 6 DU/AC 5-F-19-RZ (Withdrawn)	
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information _____	

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$650.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Russell Homestead Land Holdings, LLC RACKLEY	5/30/2023
	Please Print	Date

Phone / Email		
Property Owner Signature	Homestead Land Holdings, LLC	5/30/2023
	Please Print	Date



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

Homestead Land Holdings, LLC

Owner

Applicant Name

Affiliation

05/30/23

July 13, 2023

Date Filed

Meeting Date (if applicable)

File Number(s)

7-R-23-RZ

CORRESPONDENCE

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

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

Russell N. Rackley

Rackley Engineering

Name

Company

PO Box 30456

Knoxville

TN

37930

Address

City

State

ZIP

865-850-1535

Rnrackley@rackleyengineering.com

Phone

Email

CURRENT PROPERTY INFO

Homestead Land Holdings, LLC

132 Sherlake Dr, Knoxville, TN

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8205 Nubbins Ridge Rd

133JA008

Property Address

Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

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

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 PR 6
 Proposed Zoning

Plan Amendment Change
 Proposed Plan Designation(s)
 6 du/ac

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	Total
Fee 2	
Fee 3	

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct:
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent



Homestead Land Holdings, LLC

05/30/23

Applicant Signature

Please Print

Date

Phone Number

Email

Applicant is owner

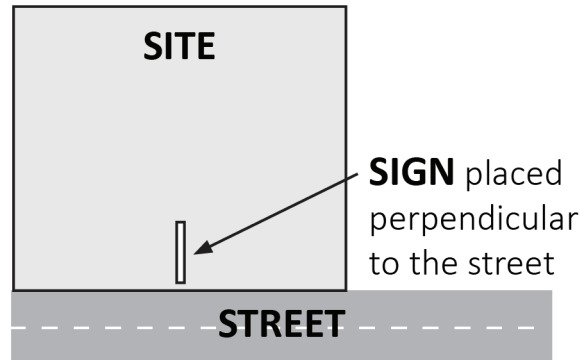
pd 5/30/2023 - MMP

Property Owner Signature

Please Print

Date Paid

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 6/30/2023 _____ and _____ 7/14/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Russell Rackley

Date: 5/30/2023

File Number: 7-R-23-RZ



Sign posted by Staff



Sign posted by Applicant