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
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)

Petitioner: Wilkinson, Rick

Map No: 133
Jurisdiction: County

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

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**Applicant Name**: Rick Wilkinson

**Affiliation**

**Date Filed**: 11-2-2020

**Meeting Date (if applicable)**: 12-18-2020

**File Number(s)**: 12-E-20-RZ

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**CORRESPONDENCE**

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

- **Applicant**: Rick Wilkinson
- **Owner**: 
- **Option Holder**: 
- **Project Surveyor**: 
- **Engineer**: 
- **Architect/Landscape Architect**: 

**Name**: Rick Wilkinson

**Company**: 

**Address**: 8518 Lawnpark Dr, Knoxville TN 37923

**City**: 

**State**: 

**ZIP**: 

**Phone**: 865-308-7791

**Email**: rickwilkinson27@gmail.com

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**CURRENT PROPERTY INFO**

- **Owner**: Rick, Mark, Randy, Kevin
  - 8104 Nuheara Ridge Rd 865-387-8213
- **Owner**: William Branch
  - 8108 Nuheara Ridge Rd 402-213-4700
- **Owner**: Ella Sessions
  - 8104 Nuheara Ridge Rd 402-213-1625
- **Owner**: George Branch
  - 8104 Nuheara Ridge Rd 865-773-5656

**Property Address**

**Parcel ID**: 133-07-02

**Tract Size**: Acre

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**STAFF USE ONLY**

**General Location**: Nuheara Ridge Rd

**Jurisdiction (specify district above)**: 4th

**City**: 

**County**: No County

**Zoning District**: RA-A

**Planning Sector**: Southwest

**Sector Plan Land Use Classification**: LDR

**Planned Growth Policy Plan Designation**: 

**Existing Land Use**: RR, Ag, For Vac, SFR

**Septic (Y/N)**: KUB

**Sewer Provider**: KUB

**Water Provider**: KUB
DEVELOPMENT REQUEST

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

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

The Reserve at Pershore Farm

Proposed Subdivision Name

Unit / Phase Number

Combine Parcels

Divide Parcel

Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change PR Adulac

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

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)

AUTHORIZATION

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

Applicant Signature

Please Print

Date

Phone Number

Email

Staff Signature

Please Print

Date
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: Rock W. Smih
Phone: 865 300 7777 Email: RockW.Smih@KnoxGov.com
Date: 11-2-2020
File Number: 12-E-20-RZ

REVISED MARCH 2019