

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-R-23-RZ **Related File Number:**
Application Filed: 5/30/2023 **Date of Revision:**
Applicant: RUSSELL HOMESTEAD LAND HOLDINGS, LLC RACKLEY

PROPERTY INFORMATION

General Location: Northwest side of Nubbin Ridge Rd, west of Wallace Rd
Other Parcel Info.:
Tax ID Number: 133 J A 008 **Jurisdiction:** County
Size of Tract: 1.65 acres
Accessibility: Access is via Nubbin Ridge Drive, a major collector street with 20 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:** Up to 6 du/ac
Sector Plan: West City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
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.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8205 NUBBIN RIDGE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: 5-F-19-RZ (Withdrawn)
Extension of Zone: Yes, this is an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Naomi Hansen

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) 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.

Staff Recomm. (Full):

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.

Action: Approved

Meeting Date: 7/13/2023

Details of Action: Approve PR (Planned Residential) with up to 6 du/ac

Summary of Action: Approve PR (Planned Residential) with up to 6 du/ac

Date of Approval: 7/13/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/28/2023

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: