

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 PLAN AMENDMENT REPORT**

▶ **FILE #:** 10-D-17-SP

**AGENDA ITEM #:** 38

**AGENDA DATE:** 12/14/2017

▶ **APPLICANT:** GARY KOONTZ

OWNER(S): Gary Koontz

TAX ID NUMBER: 57 078

[View map on KGIS](#)

JURISDICTION: Commission District 5

STREET ADDRESS: 6907 Central Avenue Pike

▶ **LOCATION:** West side Central Avenue Pike, north of Callahan Dr.

▶ **APPX. SIZE OF TRACT:** 5.18 acres

SECTOR PLAN: North County

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

ACCESSIBILITY: Access is via Central Avenue Pike, a minor arterial street with 22' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** MDR/O (Medium Density Residential and Office) & SP (Stream Protection) / R-2 (General Residential), A-1 (General Agricultural) & F-1 (Floodway)

▶ **PROPOSED PLAN DESIGNATION:** GC (General Commercial) & SP (Stream Protection)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Any use permitted in C-4 zoning district

EXTENSION OF PLAN DESIGNATION: Extension of GC for narrow properties along the interstate but not for properties along Central Avenue Pike

HISTORY OF REQUESTS:

SURROUNDING LAND USE AND PLAN DESIGNATION:

North: Retail, houses / C-3 (General Commercial), RB (General Residential), A (Agricultural)

South: Vacant land, commercial / R-2 (General Residential), A-1 (Agricultural), C-3 (General Commercial), C-4 (Highway & Arterial Commercial)

East: House / RB (General Residential)

West: Knob Fork Creek, vacant land, I-75 ROW / F-1 (Floodway), C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT This section of Central Ave. Pike has a triangular shaped land area bordered by railroad right-of-way to the east, and Knob Creek and I-75 to the west. It is developed with older homes, church, office and commercial uses developed under R-2, RB, A-1, A, C-3, C-4, CA, and CB zones. The commercial uses are predominantly located around the Callahan Drive intersection.

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**STAFF RECOMMENDATION:**

- ▶ **ADOPT RESOLUTION #10-D-17-SP, amending the North County Sector Plan map to GC (General Commercial) and SP (Stream Protection) designation, and recommend Knoxville City Council also approve the sector plan amendment to make it operative. (See Exhibit A)**

In October 2017, the Metropolitan Planning Commission (MPC) denied the requested amendment to the North County Sector Plan and the applicant subsequently appealed the decision to City Council. The application was referred back to MPC by City Council to reconsider amending the sector plan to GC (General Commercial). MPC staff previously recommended denial of the requested amendment because it is inconsistent with the adopted plans and because the subject property is not contiguous with the larger commercial area to the south. Staff also commented that if City Council approves a plan amendment for this property, the land use recommendations for this area should also be updated to reflect this change in policy. Staff is now recommending approval of GC for the subject property and reiterating the need to reconsider the OYP and Sector Plan designations along this stretch of Central Avenue Pike. This could be considered as part of the annual update the OYP in early 2018.

**COMMENTS:**

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made in the vicinity of this site. If the Planning Commission or City Council believes that GC uses are appropriate for the subject site, this stretch of Central Avenue Pike should be reviewed further to determine if the land use recommendations for the area need to be updated.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: The North County Sector Plan currently designates this site MDR/O (Medium Density Residential/O), consistent with the current R-2, A-1 and F-1 zoning. There is no known error in the plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

City Council referred the application back to MPC for reconsideration of GC (General Commercial) for this site.

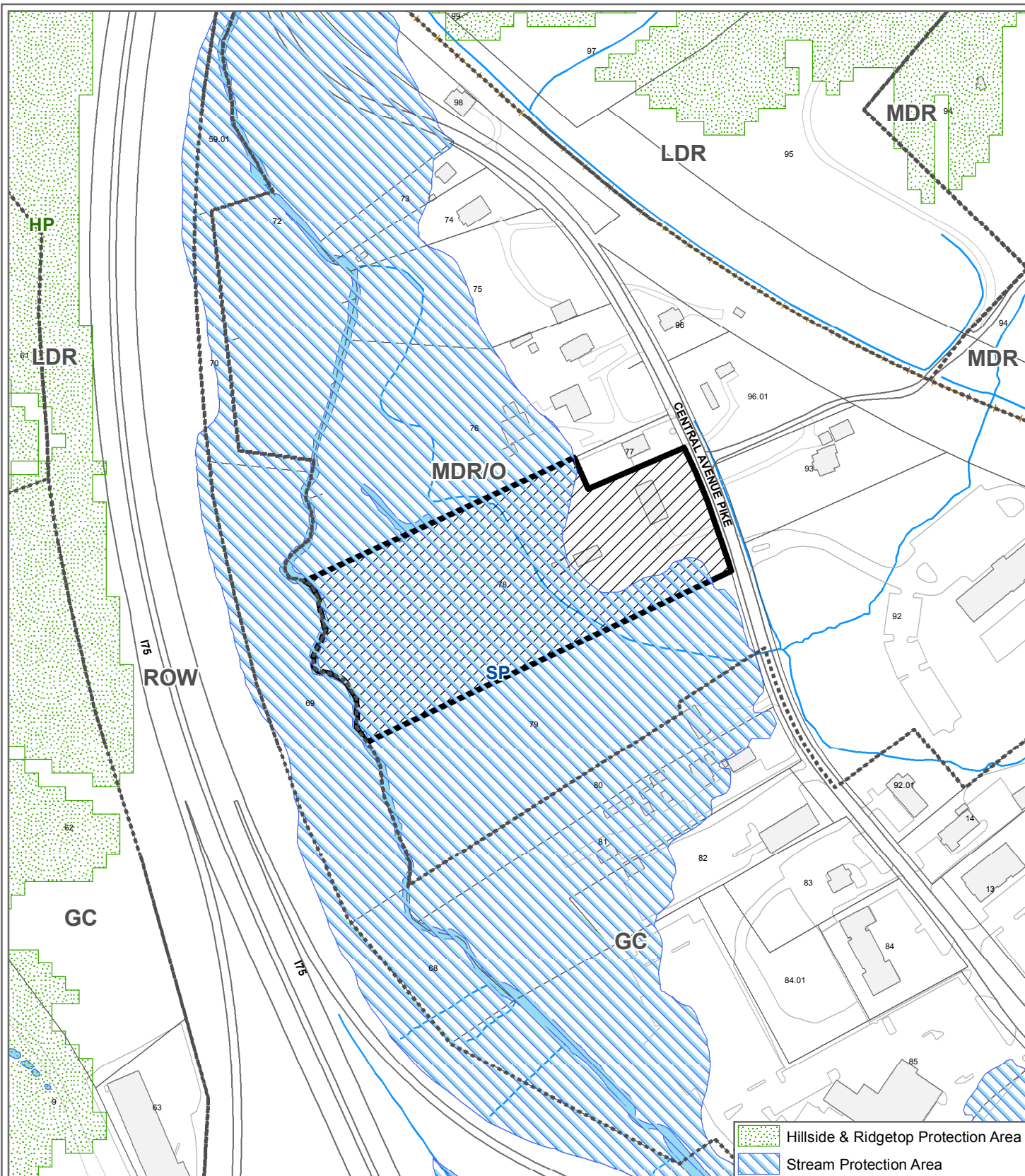
TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The OYP recommends MDR and LDR land uses and the North County Sector Plan, adopted in 2012, recommends MDR/O for the subject property. There have been no other adopted plans since that recommend different land uses.

ESTIMATED TRAFFIC IMPACT: Not required.

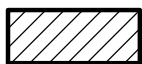
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/16/2018 and 1/30/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-D-17-SP  
NORTH COUNTY SECTOR PLAN AMENDMENT**

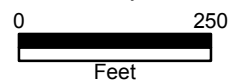
From: MDR/O (Medium Density Residential and Office) & SP (Stream Protection)  
To: GC (General Commercial) & SP (Stream Protection)



Original Print Date: 9/20/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Koontz, Gary

Map No: 57  
Jurisdiction: City



KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTH COUNTY SECTOR PLAN

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the North County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Gary Koontz, has submitted an application to amend the Sector Plan from MDR/O (Medium Density Residential/Office) and SP (Stream Protection) to GC (General Commercial) and SP (Stream Protection), for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the North County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on December 14, 2017, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the North County Sector Plan, with its accompanying staff report and map, file #10-D-17-SP.*

*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

REZONING

PLAN AMENDMENT

Name of Applicant: Gary Koontz

Date Filed: 8/28/17

Meeting Date: Oct. 12, 2017

Application Accepted by: Brusseau

Fee Amount: \_\_\_\_\_ File Number: Rezoning \_\_\_\_\_

Fee Amount: 0 File Number: Plan Amendment 10-D-17-57



PROPERTY INFORMATION

Address: 6907 Central Avenue Pike

General Location: W side Central Avenue Pike N of Callahan Dr

Parcel ID Number(s): 057-078

Tract Size: 5.18 ac (less than 5)

Existing Land Use: House out of F

Planning Sector: North County

Growth Policy Plan: Inside City

Census Tract: 62.07

Traffic Zone: 247

Jurisdiction:  City Council 5th District  County Commission \_\_\_\_\_ District

PROPERTY OWNER  OPTION HOLDER

PLEASE PRINT

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Requested Change

REZONING

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

PLAN AMENDMENT

One Year Plan  North County Sector Plan

FROM: MDR 10 + STPA

TO: GC + STPA

PROPOSED USE OF PROPERTY

C-4 uses

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: None noted

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: See 10-D-17-RZ

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

August 26, 2017

I James B Lakin give Gary Koontz permission to represent me in the rezoning of property to C4 located at 6907 Central Ave Pike, Knoxville, TN 37918.

|                      |  |
|----------------------|--|
| <i>James B Lakin</i> | dotloop verified<br>08/26/17 10:06PM EDT<br>299LL-LPMZ-SW3M-57F9 |
|----------------------|--|



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 10-H-17-RZ  
10-D-17-PA

**AGENDA ITEM #:** 38  
**AGENDA DATE:** 12/14/2017

▶ **APPLICANT:** GARY KOONTZ  
OWNER(S): Gary Koontz

TAX ID NUMBER: 57 078 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 6907 Central Avenue Pike

▶ **LOCATION:** West side Central Avenue Pike, north of Callahan Dr.

▶ **TRACT INFORMATION:** 5.18 acres.

SECTOR PLAN: North County

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

ACCESSIBILITY: Access is via Central Avenue Pike, a minor arterial street with 22' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential), LDR (Low Density Residential) & F (Floodway) / R-2 (General Residential), A-1 (General Agricultural) & F-1 (Floodway)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) & F (Floodway) / C-4 (Highway and Arterial Commercial) & F-1 (Floodway)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Any use permitted in C-4 zoning district

EXTENSION OF PLAN DESIGNATION/ZONING: Extension of GC for narrow properties along the interstate but not for properties along Central Avenue Pike

HISTORY OF ZONING REQUESTS:

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Retail, houses / C-3 (General Commercial), RB (General Residential), A (Agricultural)

South: Vacant land, commercial / R-2 (General Residential), A-1 (Agricultural), C-3 (General Commercial), C-4 (Highway & Arterial Commercial)

East: House / RB (General Residential)

West: Knob Fork Creek, vacant land, I-75 ROW / F-1 (Floodway), C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT: This section of Central Ave. Pike has a triangular shaped land area bordered by railroad right-of-way to the east, and Knob Creek and I-75 to the west. It is developed with older homes, church, office and commercial uses

developed under R-2, RB, A-1, A, C-3, C-4, CA, and CB zones. The commercial uses are predominantly located around the Callahan Drive intersection.

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**STAFF RECOMMENDATION:**

► **RECOMMEND that City Council APPROVE GC (General Commercial) and F (Floodway) One Year Plan designations.**

In October 2017, the Metropolitan Planning Commission (MPC) denied the requested amendment to the OYP and the applicant subsequently appealed the decision to City Council. The application was referred back to MPC by City Council to reconsider amending the OYP to GC (General Commercial). MPC staff previously recommended denial of the requested amendment because it is inconsistent with the adopted plans and because the subject property is not contiguous with the larger commercial area to the south. Staff also commented that if City Council approves a OYP amendment for this property, the land use recommendations for this area should also be updated to reflect this change in policy. Staff is now recommending approval of GC for the subject property and reiterating the need to reconsider the OYP and Sector Plan designations along this stretch of Central Avenue Pike. This could be considered as part of the annual update the OYP in early 2018.

► **RECOMMEND that City Council APPROVE C-4 (Highway and Arterial Commercial) and F-1 (Floodway) zoning, subject to 1 condition.**

1. A use on review development plan must be reviewed and approved by MPC prior to any development of the site.

With the recommended condition and the associated One Year Plan and Sector Plan amendments, C-4 zoning is appropriate for the subject property.

**COMMENTS:**

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. AN ERROR IN THE PLAN - The One Year Plan (OYP) currently designates this site MDR (Medium Density Residential) for the first 200' of depth, and LDR (Low Density Residential) and F (Floodway) on the remainder, consistent with the current R-2, A-1 and F-1 zoning. There is no known error in the plan.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been made in the vicinity of this site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - City Council referred the application back to MPC for reconsideration of GC (General Commercial) for this site.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - The OYP recommends MDR and LDR land uses and the North County Sector Plan, adopted in 2012, recommends MDR/O for the subject property. There have been no other adopted plans since that recommend different land uses.

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 CITY/COUNTY GENERALLY:

1. With approval of the associated One Year Plan and Sector Plan amendments, the C-4 zoning will be consistent with the new development policy for this area.

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

1. The C-4 zone, as described in the zoning ordinance, is intended to provide areas in which the principal use



of land is devoted to commercial establishments which cater specifically to the needs of motor vehicle oriented trade.... The intent of this district is to provide appropriate space and sufficient depth from the street to satisfy the needs of modern commercial development where access is entirely dependent on motor vehicle trade; to provide the orderly development and concentration of highway and arterial commercial uses at appropriate locations; and to encourage the development of these locations with such uses and in such a manner as to minimize traffic hazards and interference with other uses in the vicinity.

2. Based on the above general intent, this site may be appropriate for C-4 zoning because it is located on a minor arterial street.

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. If C-4 zoning is approved for this property, it sets a precedent for potentially allowing further encroachment of commercial uses along Central Avenue Pike to the north and the surrounding area should be reviewed to determine if the land use plans should be amended to reflect this new land use pattern.
2. Public water and sewer utilities are available to serve the site.
3. Use on review approval for any development of the site is recommended as a condition to ensure that proper access control is obtained and that the floodplain to the rear of the property is protected.

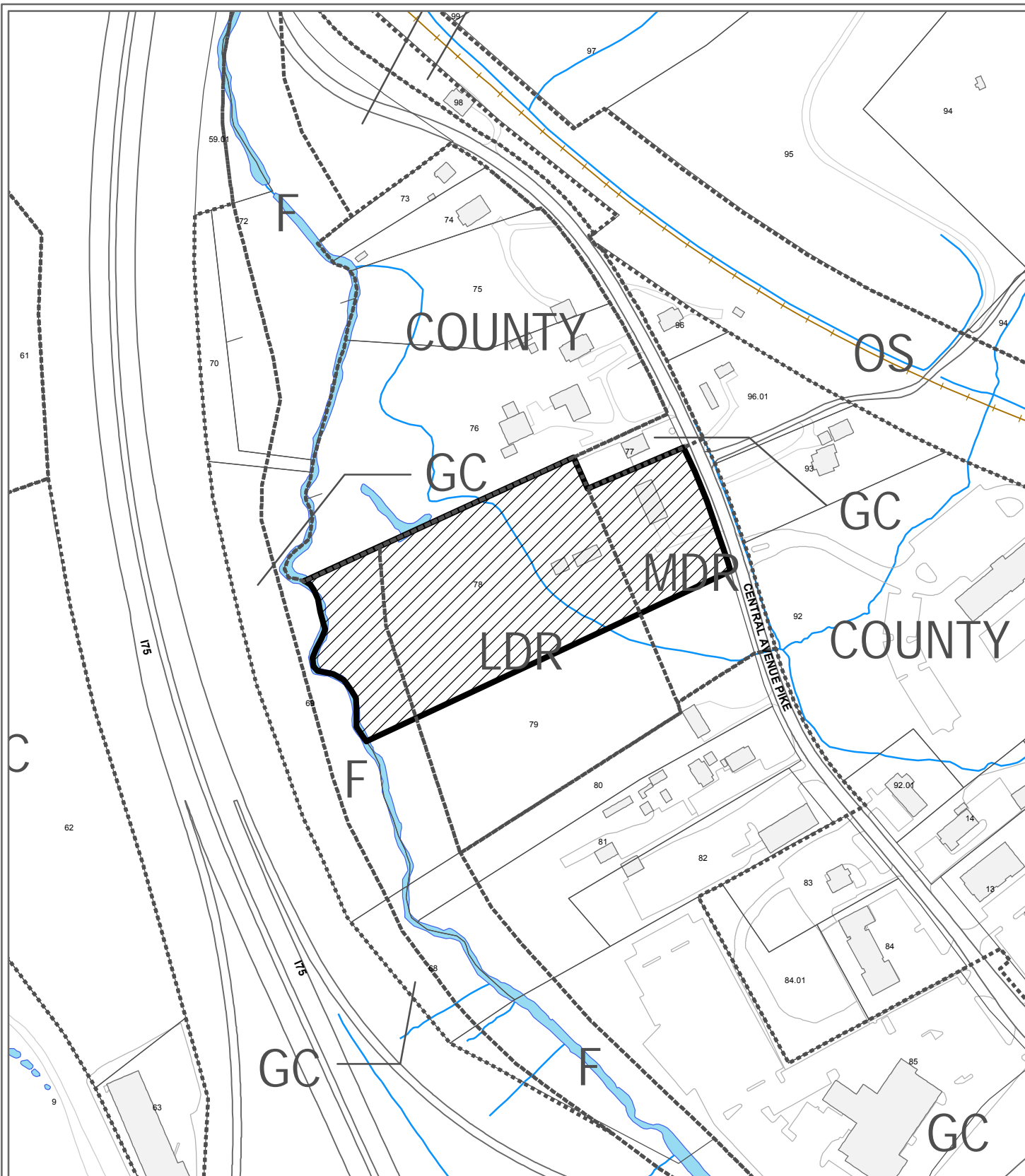
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With approval of the requested One Year Plan amendment to GC, the requested C-4 zoning will be consistent with the plan.
2. With approval of the requested North County Sector Plan amendment to GC, the requested C-4 zoning will be consistent with the sector plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. The proposed zoning does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

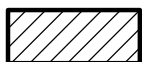
ESTIMATED STUDENT YIELD: Not applicable.

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**10-D-17-PA / 10-H-17-RZ  
PLAN AMENDMENT**

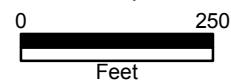
From: MDR (Medium Density Residential), LDR (Low Density Residential) & F (Floodway)  
To: GC (General Commercial) & F (Floodway)



Petitioner: Koontz, Gary

Map No: 57

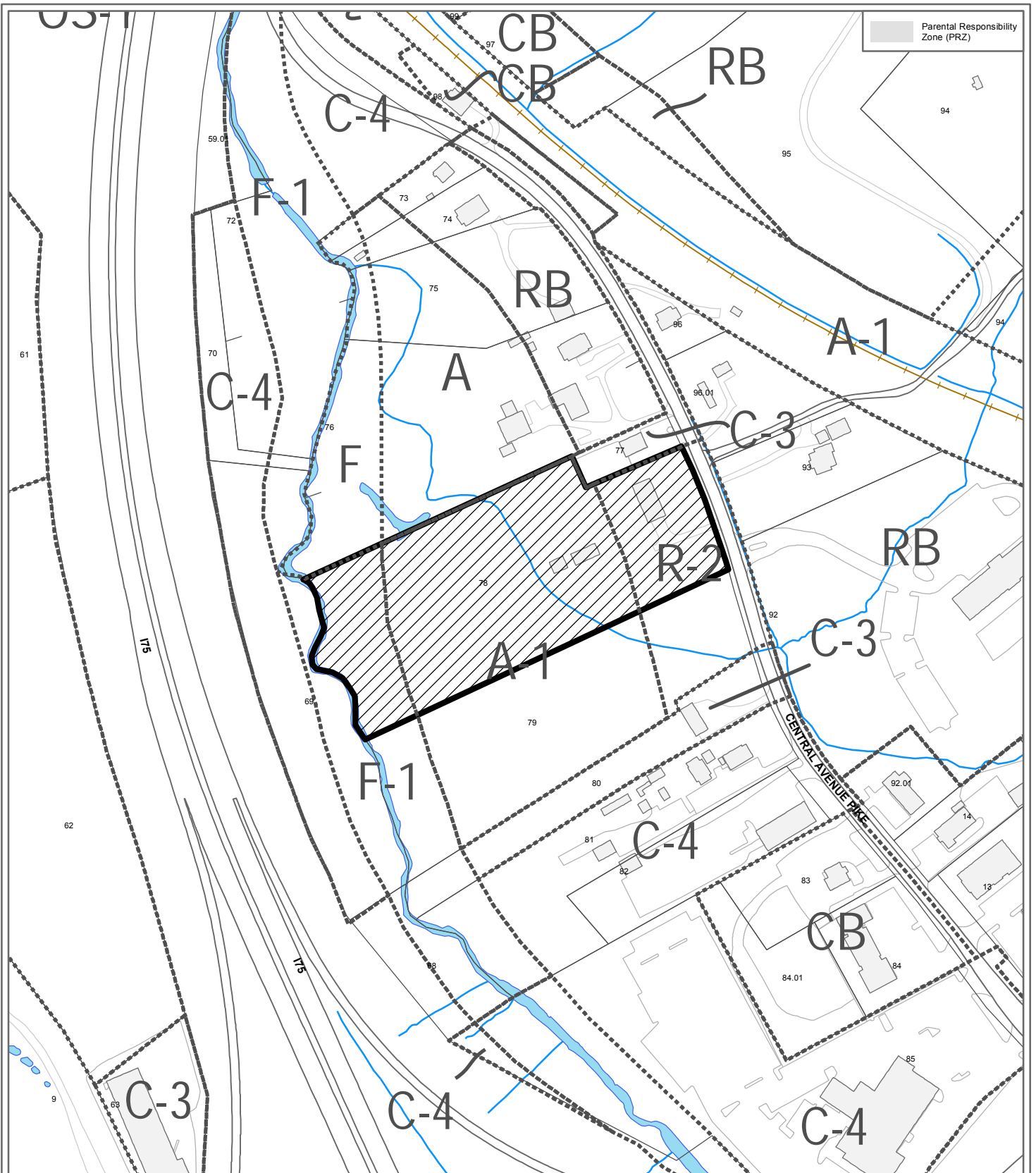
Jurisdiction: City



Original Print Date: 9/20/2017

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**10-H-17-RZ  
REZONING**

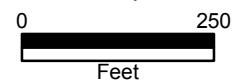
From: R-2 (General Residential), A-1 (General Agricultural) & F-1 (Floodway)  
To: C-4 (Highway and Arterial Commercial) & F-1 (Floodway)



Petitioner: Koontz, Gary

Map No: 57

Jurisdiction: City



Original Print Date: 9/20/2017  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

# Rezoning of 6907 Central Avenue Pike

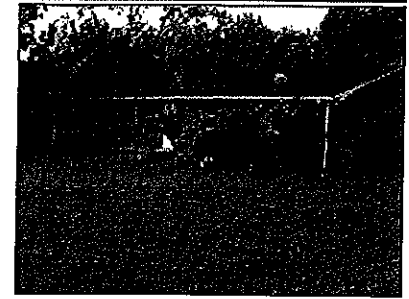
We are immediate neighbors of the property listed at 6907 Central Avenue Pike and do not have any objection to the rezoning to commercial C-4.

| Name               | Address               |
|--------------------|-----------------------|
| <i>Dennis Bean</i> | 6915 CENTRAL AVE PIKE |
| <i>Julien Bean</i> | 6917 CENTRAL AVE PIKE |
| <i>Rocky Bean</i>  | 6917 CENTRAL AVE PIKE |
| <i>Jim Mc</i>      | 6911 CENTRAL AVE PIKE |
| <i>Don Wadley</i>  | 6921 CENTRAL AVE PIKE |

984153 Pending - Continue to Show Single Family PRIVATE AGENT ONLY REPORT 6907 Central Avenue Pike Pike, Knoxville, TN 37918 \$195,000

Provided as a courtesy of  
**Denise Howard**  
 10255 Kingston Pike  
 Knoxville, TN 37922  
 865-680-1975  
 denise@email.com

**Realty Executives Associates Relocation**  
 10255 Kingston Pike  
 Knoxville, TN 37922  
 865-539-3106



|                                       |                     |                               |
|---------------------------------------|---------------------|-------------------------------|
| <b>Property Sub-Type:</b> Residential | <b>Unit #:</b>      | <b>Total Tax:</b> \$1,870.00  |
| <b>Area:</b> Knox County - 1          | <b>Lot #:</b>       | <b>City Taxes:</b> \$1,010.00 |
| <b>City/County:</b> City Limits       | <b>Blk #:</b>       | <b>County Taxes:</b> \$860.00 |
| <b>PIN #:</b> 057 078                 | <b>In Sub:</b> No   | <b>PUD Y/N:</b> No            |
|                                       | <b>Subdivision:</b> | <b>List Number:</b> 984153    |

|                        |                                    |                             |                          |
|------------------------|------------------------------------|-----------------------------|--------------------------|
| <b># Bedrooms:</b> 3   | <b>SqFt - Total (Aprox):</b> 1,550 | <b>Community:</b>           | <b>HOA:</b> No           |
| <b>Baths - Full:</b> 1 | <b>SqFt - Main Lvl:</b> 1,550      | <b>Restrictions:</b> No     | <b>HOA Fee:</b>          |
| <b>Baths - 1/2:</b> 1  | <b>SqFt - Down Lvl:</b> 0          | <b>Water:</b> HPUD          | <b>HOA Freq:</b>         |
| <b># of Rooms:</b> 7   | <b>SqFt - 2nd Flr Lvl:</b> 0       | <b>Sewer:</b> HPUD          | <b>HOA Contact:</b>      |
| <b>Lot Dimensions:</b> | <b>SqFt - 3rd Flr Lvl:</b> 0       | <b># Fireplace:</b> 0       | <b>Bonus Room:</b> No    |
| <b>Acres:</b> 5.18     | <b>SqFt - Source:</b> Tax Records  | <b>New Construction:</b>    | <b># of Units:</b>       |
| <b>Site Bullt:</b> Yes | <b>Extra Storage:</b>              | <b>Property Status:</b> N/A | <b>Position of Unit:</b> |
|                        |                                    | <b>Year Built:</b> 1967     | <b>Auction Y/N:</b> No   |

|   |   |  |
|---|---|--|
| <b>Atchd/Dtchd Type:</b> Detached                   | <b>View:</b> Country Setting                    | <b>Misc Features:</b> Internet Available; Walk-in Closets; |
| <b>Type:</b> Ranch                                  | <b>Fireplace:</b> None                          | <b>Washer/Dryer Connect</b>                                |
| <b>Style:</b> Traditional                           | <b>Floors:</b> Hardwood; Laminate; Tile; Vinyl  | <b>Exterior Features:</b> Fence - Wood; Patio; Windows     |
| <b>Construction:</b> Frame - Brick                  | <b>Fuel:</b> Electric                           | - Aluminum   |
| <b>Siding:</b> Brick                                | <b>Heat:</b> Central                            | <b>Dining Area:</b> Living Rm/Dining Rm                    |
| <b>Garage/Parking:</b> 2 Car Garage; Attached; Main | <b>Cooling:</b> Central Cooling                 | <b>Community Amenities:</b>                                |
| <b>Level;</b> Side/Rear Entry                       | <b>Appliances:</b> None                         | <b>Association Fee Incl:</b>                               |
| <b>Basement:</b> Crawl Space                        | <b>Other Rooms:</b> Family Room; Mstr Bdrm Main | <b>Possession:</b> At Closing                              |
| <b>Lot Description:</b> Creek; Level Lot; Private   | <b>Level;</b> Office/BR Main Level              | <b>New Financing:</b> Cash; Conventional                   |
|   |   | <b>Outbuildings:</b> Barn; Detached Workshop; Storage      |
|   |   | <b>Shed</b>  |
|   |   | <b>Showing:</b> See Agent Instrctns; Sign on Property;     |
|   |   | <b>Special Conditions</b>                                  |

| Room Name | Room Level | Dimensions | Room Remarks | Room Name | Room Level | Dimensions | Room Remarks |
|-----------|------------|------------|--------------|-----------|------------|------------|--------------|
|-----------|------------|------------|--------------|-----------|------------|------------|--------------|

**Directions:** I-75 to Callahan Rd exit. Callahan to left on Central avenue Pike to home on left.  
**Public Remarks:** MINI FARM CLOSE IN WITH COMMERCIAL POTENTIAL. Stones throw to Callahan/I-75 Interchange. This all brick ranch style home offers 3BR/1.5BA, LR/DR combo, large kitchen with loads of cabinets adjoining to den and perched on approx 5 acres with 3-stall barn w/hayloft and workshop with power. Creek on back of property. Property fronts Central Avenue Pike and backs to interstate. Hardwood and laminate throughout home, no carpell!! Don't miss this opportunity for your dream farm or future business.

**Agent Instructions:** Call agent to show 865-680-1975.  
**Call for Showing:** 865-680-1975

| Name                       | Office  | Primary Phone/Fax            | Office Phone | E-mail           |
|----------------------------|---|------------------------------|--------------|------------------|
| LA Denise Howard<br>(1527) | Realty Executives Associates Relocation (24610) | 865-680-1975<br>865-539-0657 | 865-539-3106 | denise@email.com |

|                               |                             |                             |                                 |
|-------------------------------|-----------------------------|-----------------------------|---------------------------------|
| <b>Owner Name:</b> Lakin      | <b>Cooperation Comp:</b> 3% | <b>Exclusive Agency:</b> No | <b>List Price/SqFt:</b> \$125.8 |
| <b>Variable Rate Comp:</b> No | <b>Sales Incentive:</b> No  |                             |                                 |

|   |  |                               |
|---|--|-------------------------------|
| <b>Status:</b> Pending - Continue to Show | <b>Original List Price:</b> 195,000    | <b>Listing Price:</b> 195,000 |
| <b>Agent Days On Market:</b> 654          | <b>Expiration Date:</b> 11/10/2017     | <b>Financing:</b>             |
|   | <b>Under Contract Date:</b> 08/26/2017 |                               |

Information is deemed to be reliable, but is not guaranteed. © 2017 Knoxville Area Association of REALTORS and FBS. Prepared by Denise Howard on Wednesday, October 04, 2017 9:26 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

*On market for 654 days as single family, would not sell as single family.*

# APPEAL OF DECISION

(Please Note: Original application and staff report are made a part of this application.)



Type:  One Year Plan Amendment  Sector Plan Amendment  Rezoning  
 Use on Review  Street Name Change  Right-of-Way Closure  
 Certificate of Appropriateness  Other: \_\_\_\_\_

Decision by:  MPC  BZA  Other: \_\_\_\_\_ Date of Decision: 10-12-17

Jurisdiction:  City \_\_\_\_\_ Councilmanic District  County \_\_\_\_\_ Commission District

Original Applicant Name: Gary Koontz Original File Number: 10-H-17-RZ

Name of Owner of Subject Property: James B. Lakin 10-D-17-PF

Description of Subject Property (Include city block and parcel number or lot number): \_\_\_\_\_

Zoning map of all property within 300 feet of the subject property is attached.

### DECISION BEING APPEALED

denial of rezoning request at MPC, Oct 12th meeting

### REASON FOR THE APPEAL

Attach additional pages, if necessary. Applicant feels the requested zoning is appropriate for the area

### PETITIONER INFORMATION

Name of Petitioner: Gary Koontz

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner): Option holder

Application Authorization: I hereby certify that I am the applicant/authorized representative for the above named petitioner.

Signature:

All correspondence should be sent to: Name (Print): Gary Koontz

3232 Taywell Pike Knoxville, TN 37918  
Street Address City State Zip

Phone: 865-548-1010 Fax: \_\_\_\_\_ E-mail: gary@garykoontz.com

### For MPC Staff Use Only

Application Accepted by MPC Staff Member: Sherry Michienzi

Appeal Fee Amount: \_\_\_\_\_ Date Appeal Received: 10-18-17

### BODY WHO WILL HEAR THE APPEAL & MEETING DATE OF THE APPEAL

|  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> City Council - 6 p.m.<br><br>11-07-17<br>Month • Date • Year | <input type="checkbox"/> County Commission - 7 p.m.<br><br>_____<br>Month • Date • Year | <input type="checkbox"/> City BZA - 4 p.m.<br><br>_____<br>Month • Date • Year | <input type="checkbox"/> MPC - 1:30 p.m.<br><br>_____<br>Month • Date • Year |
|--|---|--|--|

REZONING

PLAN AMENDMENT

Name of Applicant: Gary Koontz

12

Date Filed: 8/28/17

Meeting Date: Oct. 11, 2017

Application Accepted by: Busseau

Fee Amount: \$1000

File Number: Rezoning 10-H-17-RZ

Fee Amount: \$600

File Number: Plan Amendment 10-D-17-PA



PROPERTY INFORMATION

Address: 6907 Central Avenue Pike  
General Location: W. side Central Avenue Pike, N of Callahan Dr.

Parcel ID Number(s): 057-078

Tract Size: 5.18 total, less than 5

Existing Land Use: Residence out of F-1

Planning Sector: North County

Growth Policy Plan: Inside City

Census Tract: 62.07

Traffic Zone: 247

Jurisdiction:  City Council 5th District

County Commission District

Requested Change

REZONING

FROM: R-2, A-1 + F-1

TO: C-4 + F-1

PLAN AMENDMENT

One Year Plan  Sector Plan

FROM: MDR, LDR + F

TO: GC + F

PROPOSED USE OF PROPERTY

C-4 uses

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: None noted

PROPERTY OWNER  OPTION HOLDER

PLEASE PRINT

Name: Gary Koontz

Company: Realty Executives

Address: 3232 Tezwell PK

City: Knox State: TN Zip: 37918

Telephone: 865.548.1010

Fax: \_\_\_\_\_

E-mail: gary@garykoontz.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Gary Koontz

Company: Realty Executives

Address: 3232 Tezwell PK

City: Knox State: TN Zip: 37918

Telephone: 865.548.1010

Fax: \_\_\_\_\_

E-mail: gary@garykoontz.com

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: Gary Koontz

Company: Realty Executives

Address: 3232 Tezwell PK

City: Knox State: TN Zip: 37918

Telephone: \_\_\_\_\_

E-mail: gary@garykoontz.com

August 26, 2017

I James B Lakin give Gary Koontz permission to represent me in the rezoning of property to C4 located at 6907 Central Ave Pike, Knoxville, TN 37918.

|                      |   |
|----------------------|---|
| <i>James B Lakin</i> | dotloop verified<br>08/26/17 10:06PM EDT<br>29LL-LPMZ-SW3M-S7P9 |
|----------------------|---|