

▶ **FILE #:** 11-A-18-RZ

AGENDA ITEM #: 28

AGENDA DATE: 11/8/2018

▶ **APPLICANT:** **SAM FURROW**
 OWNER(S): Emory Place General Partnership

TAX ID NUMBER: 47 J A 003 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7521 Thunder Ln

▶ **LOCATION:** **East side of Thunder Ln., north of E. Emory Rd**

▶ **APPX. SIZE OF TRACT:** **1.88 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Thunder Ln, a local street with 28' of pavement width within 50' of right-of-way, off of Emory Rd, a major arterial street with 4 lanes and a center turning lane within 95' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** **CA (General Business)**

▶ **ZONING REQUESTED:** **OB (Office, Medical, and Related Services)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Hotel**

EXTENSION OF ZONE: No

HISTORY OF ZONING: 5-W-06-RZ: Rezoned from A (Agricultural) to CA (General Business)

SURROUNDING LAND USE AND ZONING: North: Office / CA (General Business)

South: Bank and vacant land / CA (General Business)

East: Commercial and single family residential / A (Agriculture) and CA (General Business)

West: Commercial and vacant land / I (Industrial) and C-4 (Highway and Arterial Commercial)

NEIGHBORHOOD CONTEXT: This area is developed with light industrial, commercial and office uses under various zones, as well as some single family residential to the east of the site.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE OB (Medical, Office and Related Services) zoning.**

OB zoning at this location is compatible with the adjacent commercial, office and industrial zoning.

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 CITY/COUNTY GENERALLY:

1. The property is surrounded by a mix of commercial, office and light industrial uses, including a nearby hospital and medical offices.
2. The site is located in the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

1. The OB zoning district, as stated in the Knox County Zoning Ordinance, is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas.
2. The OB zoning district is for business offices, clinics, medical, and dental offices near residential neighborhoods, however, hotels and other supportive land uses are also permitted.

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

1. OB zoning is compatible with the surrounding land uses.
2. OB zoning at this location does not adversely affect the surrounding area or any other part of the county.

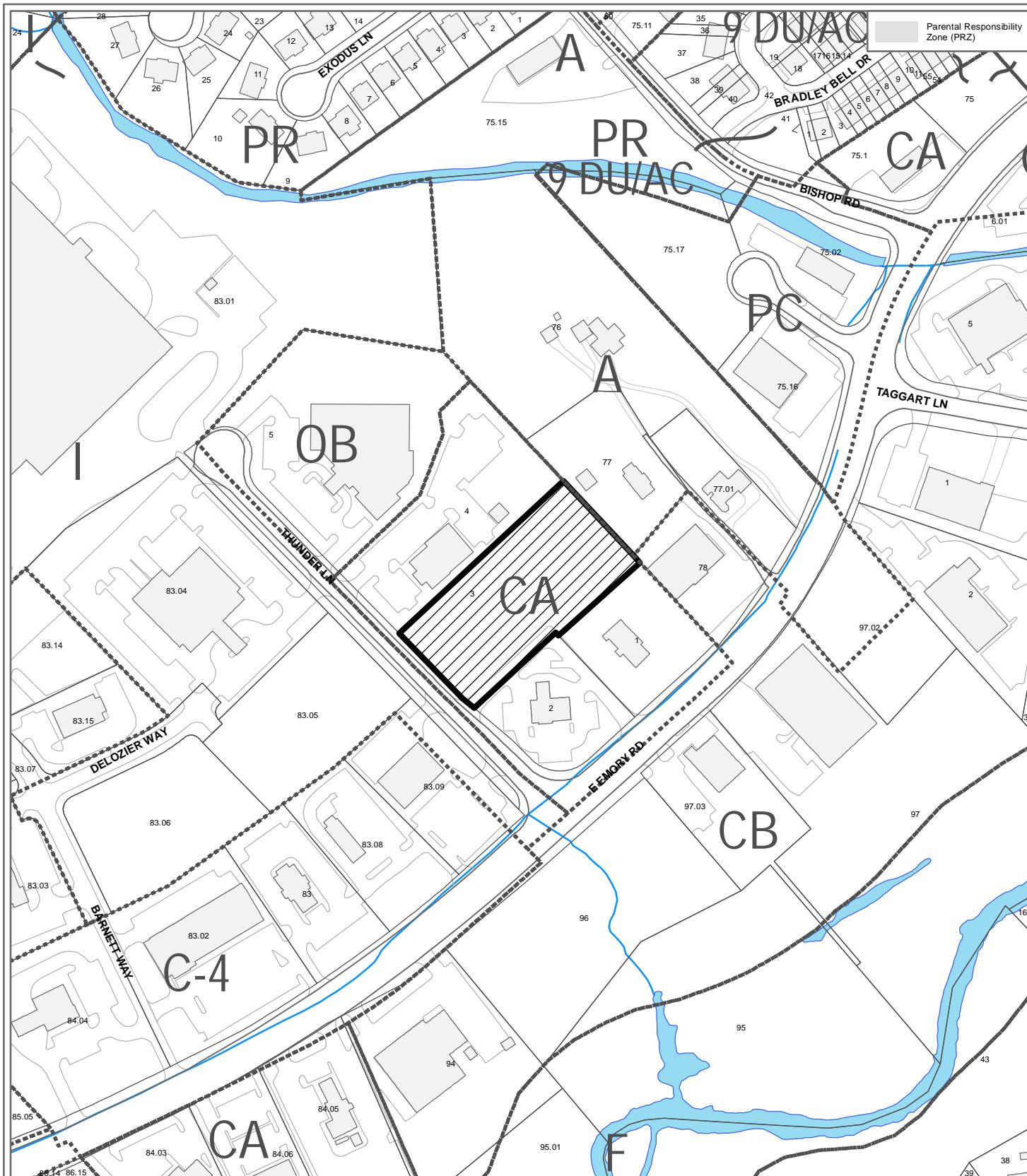
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan proposes GC (General Commercial) for this area, and OB is compatible with the designation.
2. The request will not have any impact on the school system.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

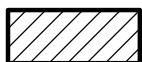
If approved, this item will be forwarded to Knox County Commission for action on 12/17/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**11-A-18-RZ
REZONING**

From: CA (General Business)

To: OB (Office, Medical, and Related Services)



Petitioner: Sam Furrow

Map No: 47

Jurisdiction: County



REZONING PLAN AMENDMENT

Name of Applicant: Sam Furrow

Date Filed: 9/18/18 Meeting Date: 11/8/18

Application Accepted by: Marc Payne

Fee Amount: 1,000.00 File Number: Rezoning 11-A-18-RZ

Fee Amount: X File Number: Plan Amendment X



PROPERTY INFORMATION

Address: 7521 Thunder Ln.
 General Location: N. of Emory Rd.
E. of I-75
75 Thunder Ln N/W E. Emory Rd
 Parcel ID Number(s): 047 JA 003

Tract Size: 1.88 Ac.
 Existing Land Use: Vac.
 Planning Sector: North County
 Growth Policy Plan: Planned
 Census Tract: 62.06
 Traffic Zone: 24B

Jurisdiction: City Council _____ District
 County Commission 7 District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
 Name: EMORY PLACE GEN PARTNERSHIP
 Company: _____
 Address: PO BOX 32676
 City: KNOXVILLE State: TN Zip: 37930
 Telephone: 865-777-2244
 Fax: _____
 E-mail: RHenclay@FurrowServices

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Paul Williams
 Company: Best & Assoc. Architects
 Address: 1726 W. Lemer Alex. Pkwy
 City: Maryville State: TN Zip: 37801
 Telephone: 865-384-0622
 Fax: -
 E-mail: pwilliams@bellsouth.net

Requested Change

REZONING

FROM: CA

TO: OB

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: N/A

TO: _____

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.

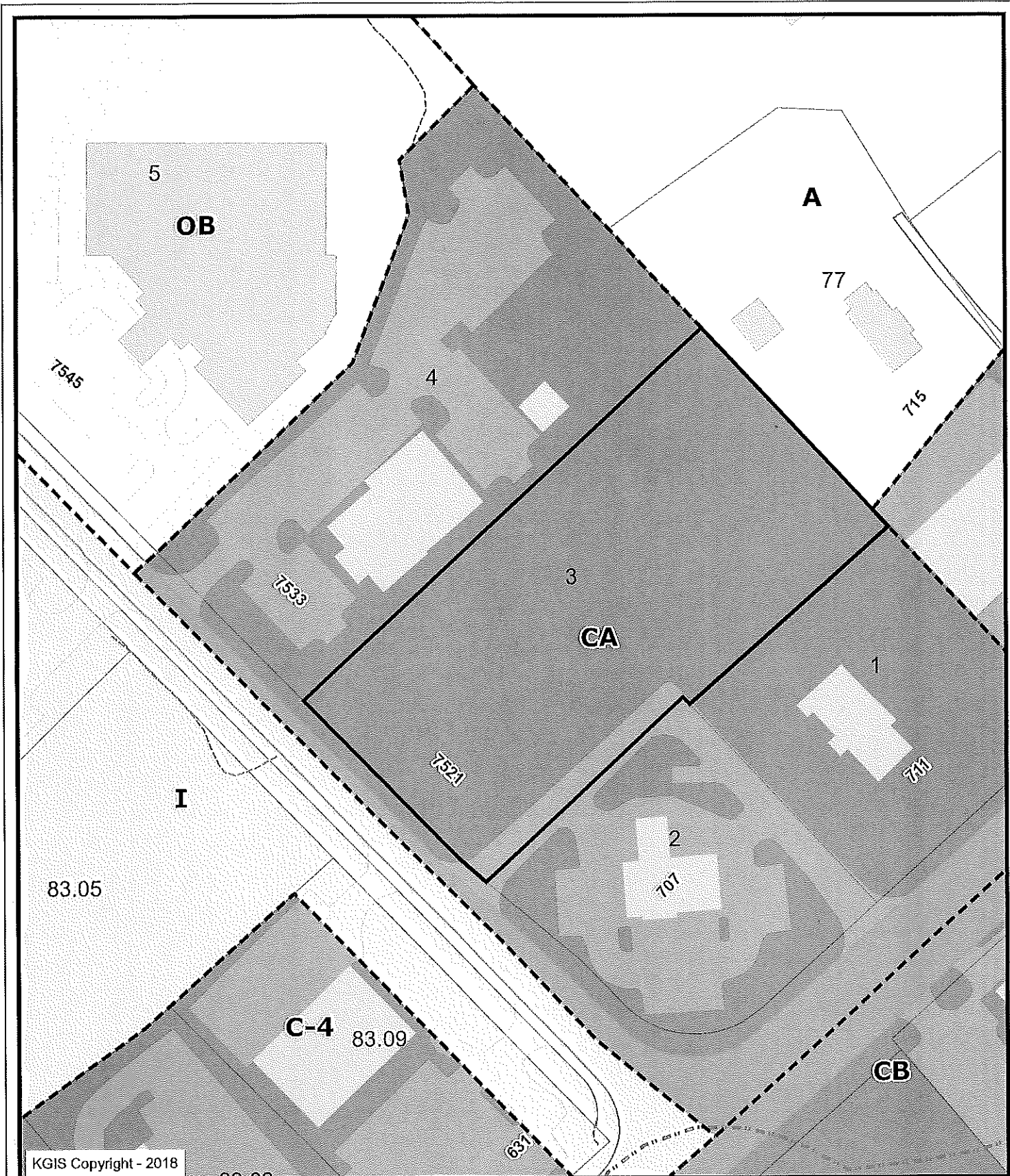
Signature: [Signature]
 PLEASE PRINT
 Name: SAM FURROW
 Company: FURROW SERVICES
 Address: 32676
 City: Knoxville State: TN Zip: 37930
 Telephone: 865-777-2244
 E-mail: Sam@SamFurrow.com

PROPOSED USE OF PROPERTY

Hotel

Density Proposed 1 Units/Acre

Previous Rezoning Requests: NONE
Rezoned From A to CA (current zoning)
5-W-06-RZ

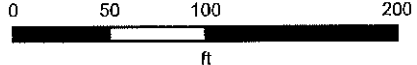


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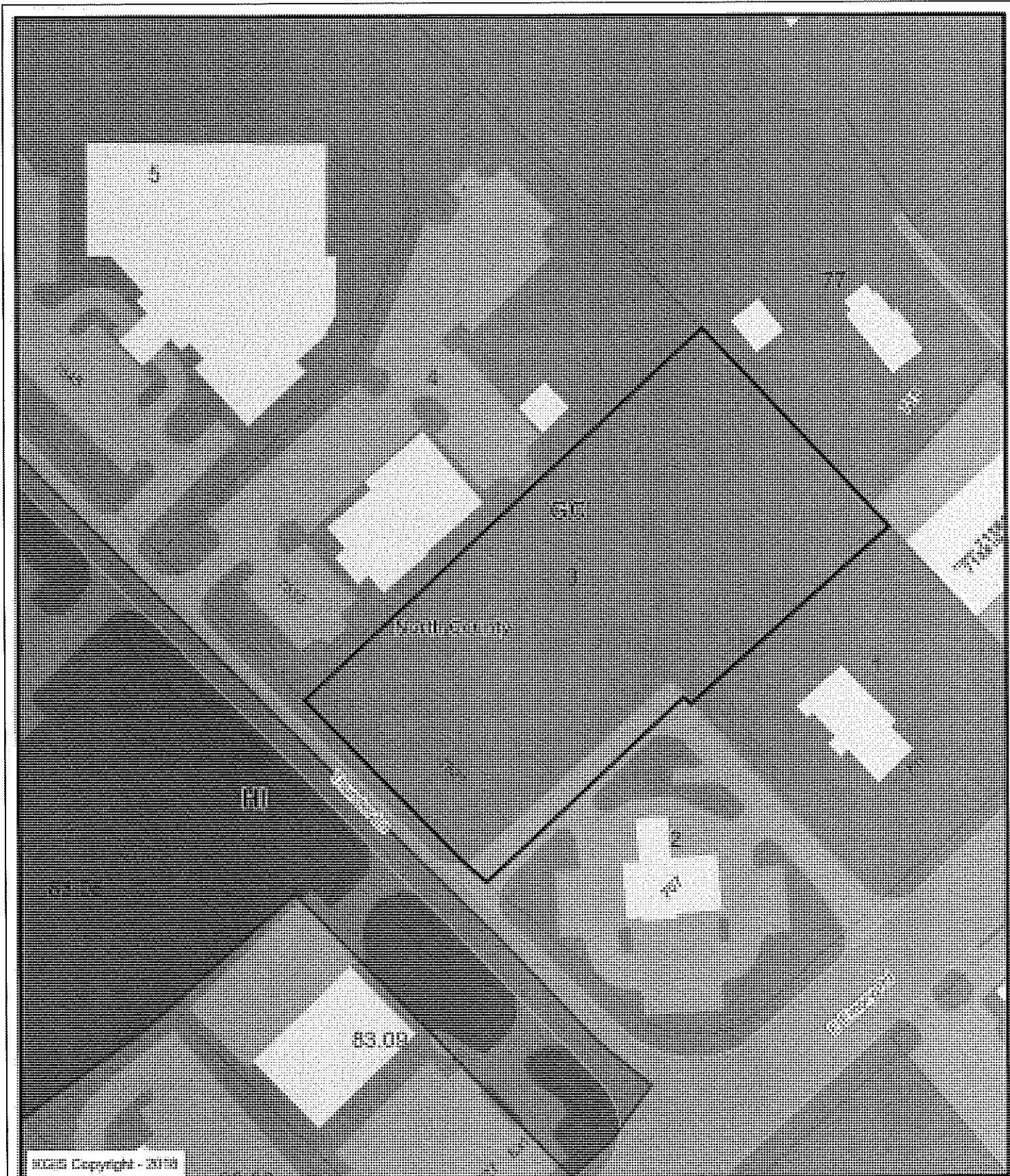


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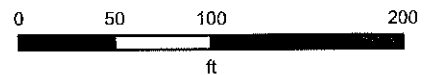


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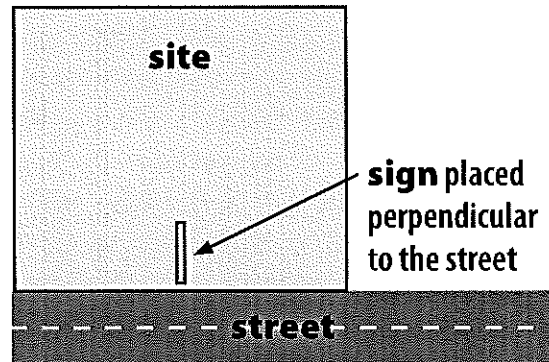
REQUIRED SIGN POSTING AGREEMENT

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 MPC Administrative Rules and Procedures.

At the time of application, MPC 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 MPC 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. MPC 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 MPC 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 MPC 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:

October 24, 2018

and

November 9, 2018

(15 days before the MPC meeting)

(the day after the MPC meeting)

Signature: _____

Paul Williams

Printed Name: _____

Paul Williams

Phone: _____

865-384-0622

Email: _____

—

Date: _____

9-18-18

MPC File Number: _____

11-A-18-RZ