

# REZONING REPORT

▶ **FILE #:** 8-F-19-RZ

**AGENDA ITEM #:** 32

**AGENDA DATE:** 8/8/2019

▶ **APPLICANT:** JONATHAN MILLER / JONATHAN MILLER ARCHITECTURE & DESIGN

OWNER(S): Maria Parks

TAX ID NUMBER: 107 N D 003.00

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 4814 Old Kingston Pike

▶ **LOCATION:** **The parcel is located on the south side of Old Kingston Pike just past its intersection with Dryad Street**

▶ **APPX. SIZE OF TRACT:** 0.29 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Old Kingston Pike is a local road with a 20-foot pavement width inside a 40-foot right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** R-2 (General Residential)

▶ **ZONING REQUESTED:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Office

▶ **PROPOSED USE:** Architecture and Design office; applicant would like to relocate his current office to this property

**DENSITY PROPOSED:** n/a

EXTENSION OF ZONE: Yes, O-1 zoning surrounds this parcel on all 4 sides.

HISTORY OF ZONING: None noted for this parcel. Surrounding parcels were rezoned to O-1 in the 1980s and 90s.

SURROUNDING LAND USE AND ZONING: North: Office - O-1 (Office, Medical, and Related Services)

South: Single Family Residential - O-1 (Office, Medical, and Related Services)

East: Office - O-1 (Office, Medical, and Related Services)

West: Office - O-1 (Office, Medical, and Related Services)

NEIGHBORHOOD CONTEXT: The offices along Old Kingston Pike are part of a transition area consisting of office and multifamily residential uses between the intense commercial uses to the north along Kingston Pike and the single family residential uses to the south in the Lyons View and Sequoyah Hills neighborhoods.

**STAFF RECOMMENDATION:**

▶ **Approve the requested O-1 (Office, Medical, and Related Services) zoning.**

Staff recommends approval of the requested O-1 (Office, Medical, and Related Services) zoning since this

would be a minor extension of that zone and Old Kingston Pike has developed as a strip of office uses over the last 30 years.

**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. There are no significant recent changes that would warrant a rezoning. However, this request is compatible with the surrounding area as Old Kingston Pike has developed with a mix of office uses since the early 1980s.

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

1. The proposed amendment to O-1 (Office, Medical, and Related Services) zoning 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. The intent herein is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. O-1 (Office, Medical, and Related Services) zoning is compatible with the Office Sector Plan designation.
2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.
3. The property is in the West High Parental Responsibility Zone and already has sidewalks.
4. Access to the property is already established in a semi-circular driveway already conducive to office use.

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 proposed amendment is consistent with and not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/10/2019 and 9/24/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.

# SC-1

Parental Responsibility Zone (PRZ)



### 8-F-19-RZ REZONING

From: R-2 (General Residential)

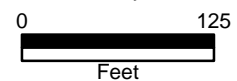
To: O-1 (Office, Medical, and Related Services)



Petitioner: Miller / Jonathan Miller  
Architecture & Design, Jonathan

Map No: 107

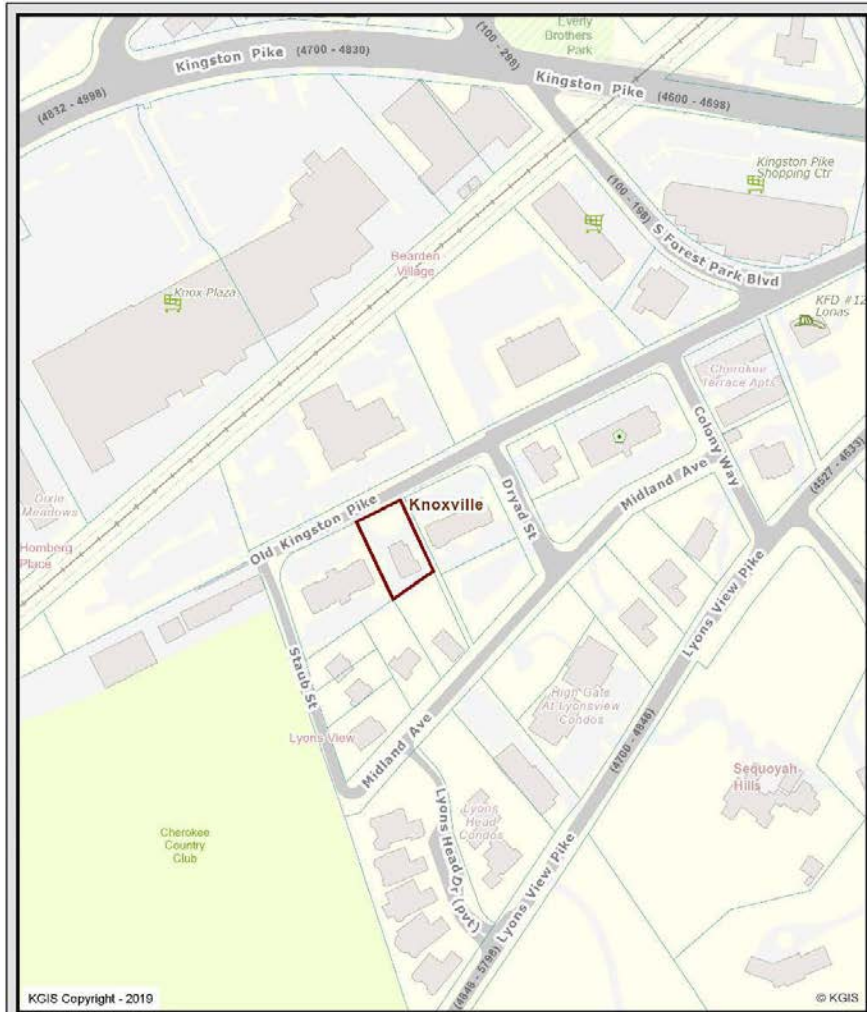
Jurisdiction: City



Original Print Date: 7/15/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

# 8-F-19-RZ

## EXHIBIT A. Contextual Images



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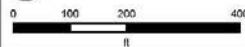
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### 8-F-19-RZ: Location Map

4814 Old Kingston Pike  
Knoxville - Knox County - KUB Geographic Information System



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### 8-F-19-RZ: Aerial Map

4814 Old Kingston Pike  
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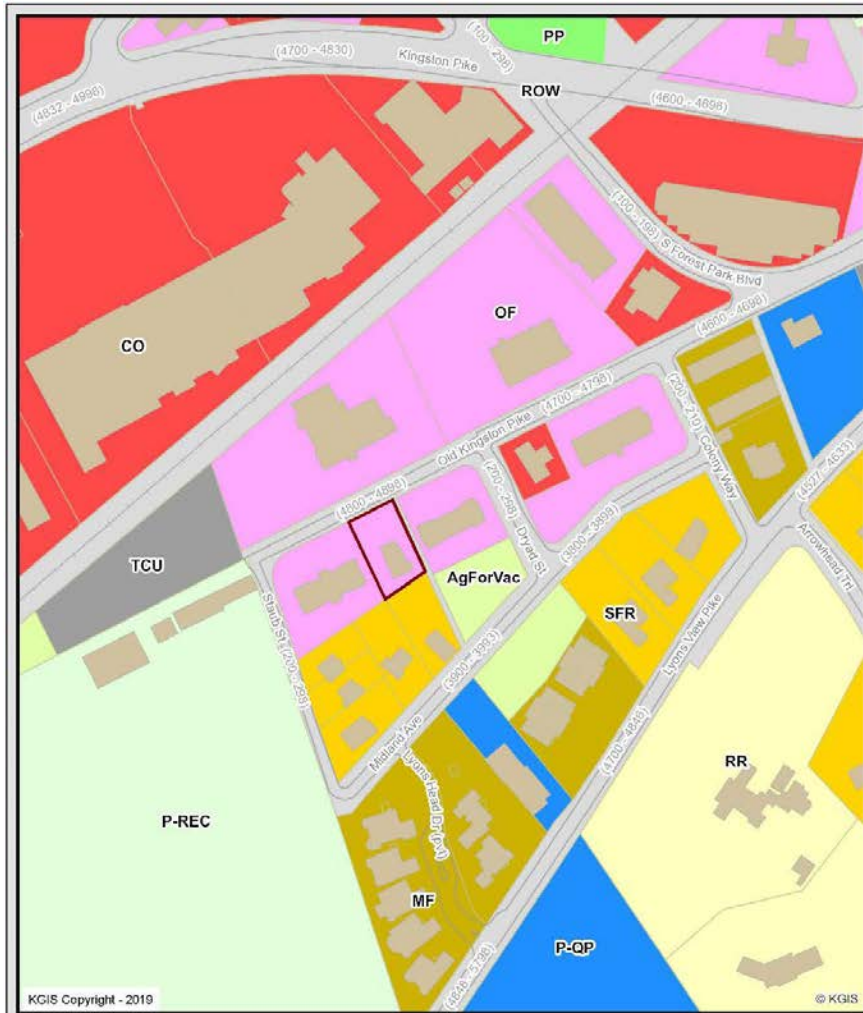
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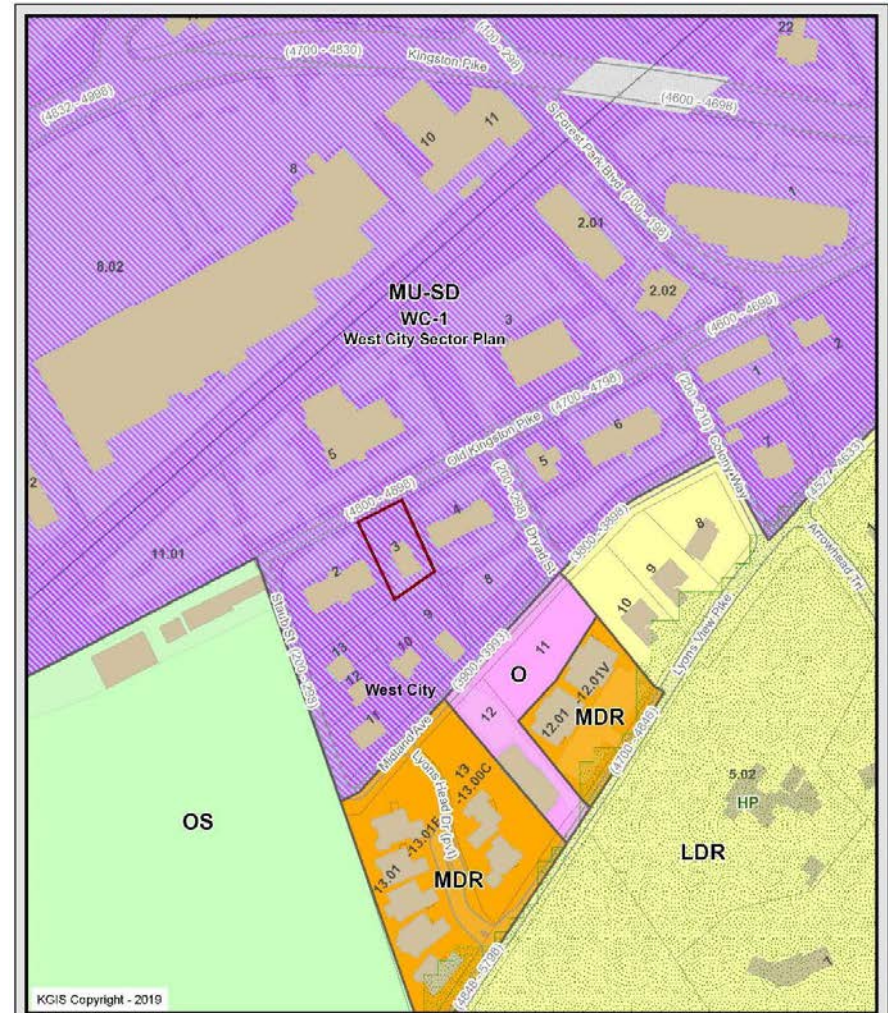
## EXHIBIT A. Contextual Images



**8-F-19-RZ: Existing Land Use Map**  
 4814 Old Kingston Pike  
 Knoxville - Knox County - KUB Geographic Information System

Printed: 6/27/2019 at 11:55:19 AM  
 Scale: 0 100 200 400 ft

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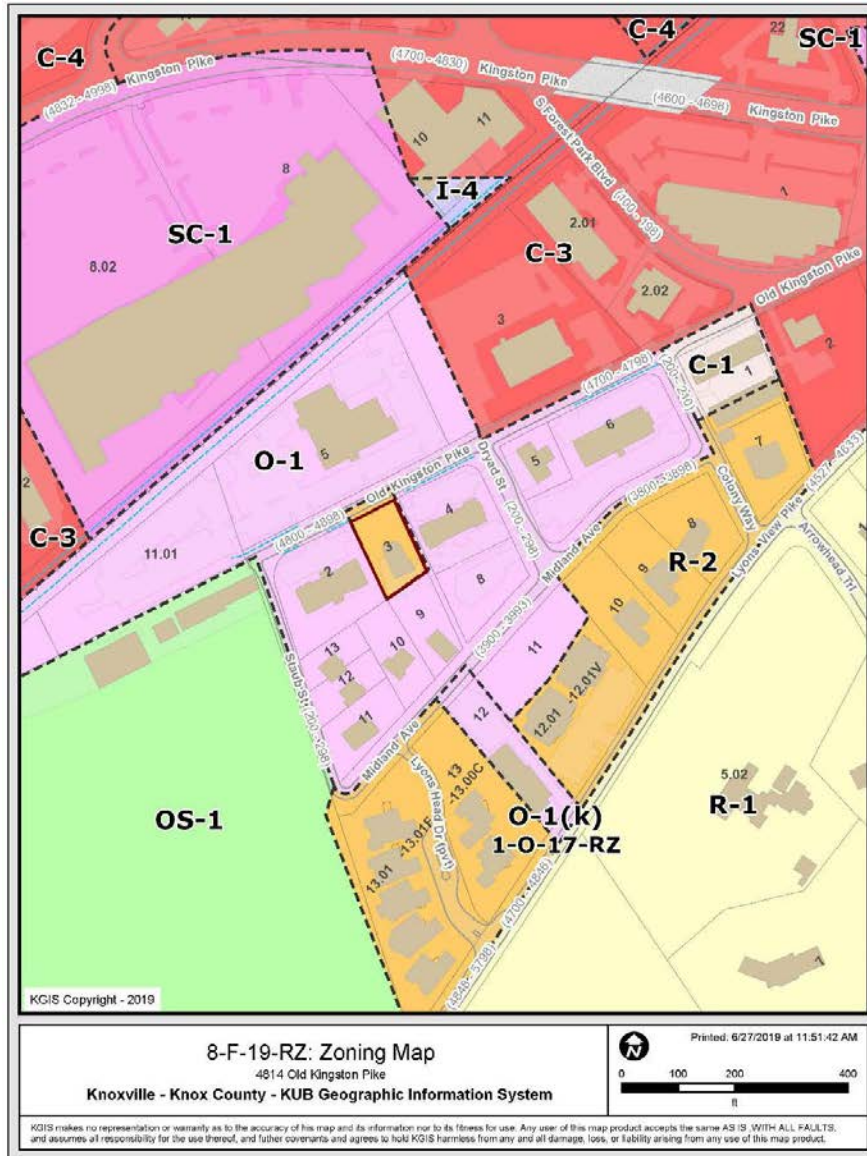
**8-F-19-RZ: Sector Plan Map (Future Land Use)**  
 4814 Old Kingston Pike  
 Knoxville - Knox County - KUB Geographic Information System

Printed: 6/27/2019 at 11:56:03 AM  
 Scale: 0 100 200 400 ft

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# 8-F-19-RZ

## EXHIBIT A. Contextual Images





# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning



6/24/19  
Date Filed

8/8/19  
Meeting Date

8-F-19-RZ  
File Number(s)

## APPLICATION CORRESPONDENCE

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

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

JONATHAN MILLER  
Name

JONATHAN MILLER ARCHITECTURE & DESIGN  
Company

419 NORTH FOREST PARK BLVD.  
Address

KNOXVILLE  
City

TN  
State

37119  
Zip

865-602-2435  
Phone

JMILLER@JONATHANMILLERARCHITECTS.COM  
Email

## CURRENT PROPERTY INFO

MARIA A. PARKS  
Owner Name (if different)

8138 CRIMSON TREE LN.  
KNOXVILLE, TN 37919  
Owner Address

865/603-2978  
Owner Phone

4814 OLD KINGSTON PIKE  
Property Address

107ND003  
Parcel ID

1/5 Old Kingston Pike Due/W Dryad Street  
General Location

0.29 ACRES  
Tract Size

R-2  
Zoning District

OF  
Existing Land Use

WEST CITY  
Planning Sector

MU-SD WC-1  
Sector Plan Land Use Classification

URBAN GROWTH  
Growth Policy Plan Designation

KNOX COUNTY - KNOXVILLE  
Jurisdiction (specify district above)  City Council  County Commission

# REQUEST

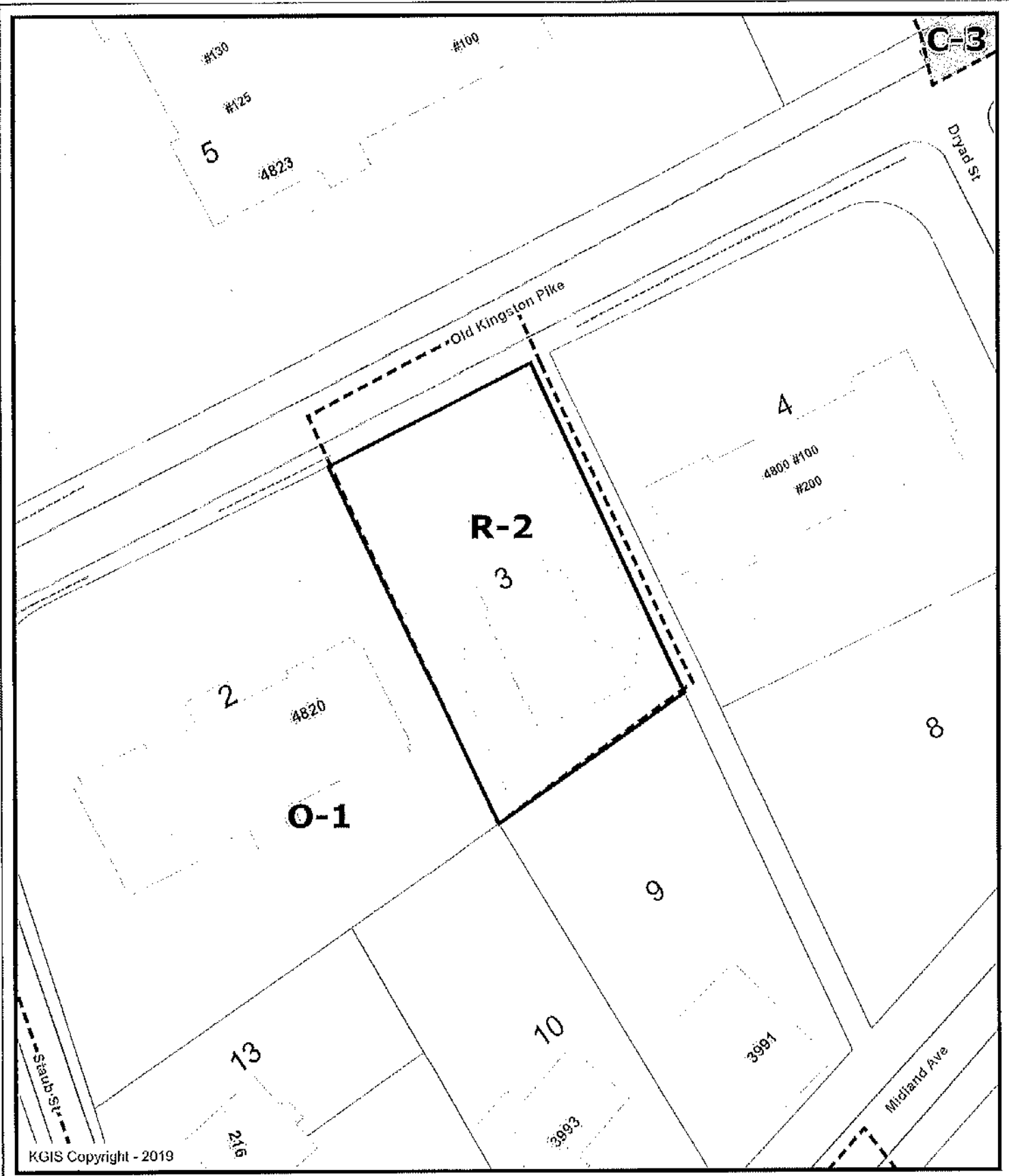
<b>DEVELOPMENT</b>	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		
	<input type="checkbox"/> Home Occupation (specify): _____		
	<input type="checkbox"/> Other (specify): _____		
<b>SUBDIVISION</b>	<input type="checkbox"/> Proposed Subdivision Name _____		Unit / Phase Number _____
	<input type="checkbox"/> Concept Plans in Planned District or Zone		
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created: _____		
	<input type="checkbox"/> Other (specify): _____		
	<input type="checkbox"/> Attachments / Additional Requirements		
<b>ZONING</b>	<input type="checkbox"/> Proposed Property Use (specify) _____	Proposed Density (units/acre) _____	Previous Rezoning Requests _____
	<input checked="" type="checkbox"/> Zoning Change <input type="checkbox"/> Plan Amendment Change	Proposed Zoning: <u>D-1</u>	Proposed Plan Designation(s) _____
	<input type="checkbox"/> Other (specify): _____		

<b>STAFF USE ONLY</b>	<b>ATTACHMENTS</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>FEE 2:</b>	
	<b>ADDITIONAL REQUIREMENTS</b>	<b>FEE 3:</b>	
	<input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study		

## AUTHORIZATION

Staff Signature	Please Print	Date
<i>Maria A. Parks</i>	MARIA A. PARKS	6-24-19
Applicant Signature	Please Print	Date
<i>Jonathan E. Miller</i>	JONATHAN E. MILLER	06.24.19





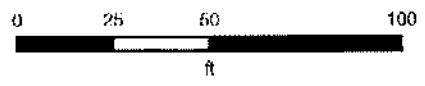
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Letter Portrait

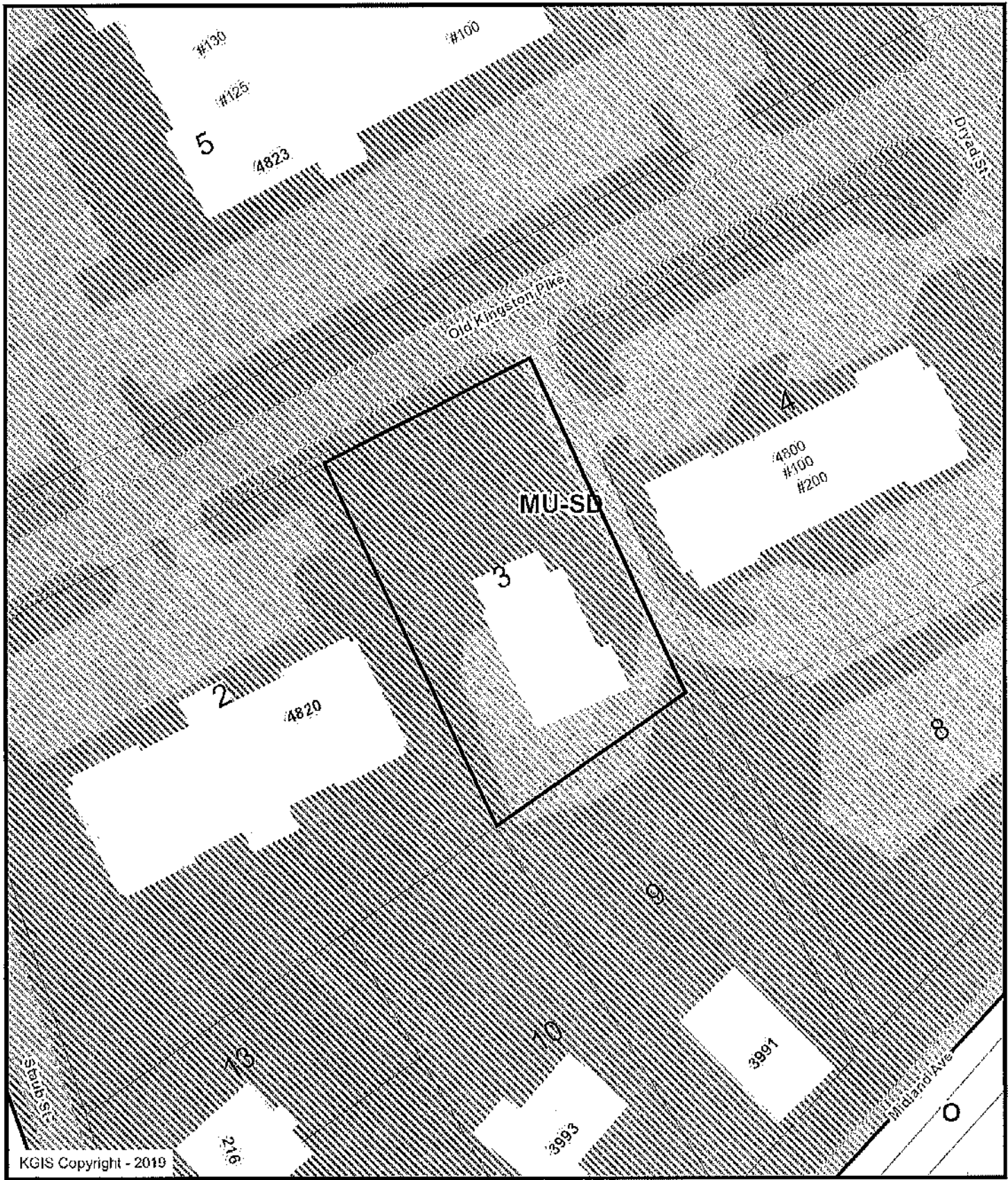
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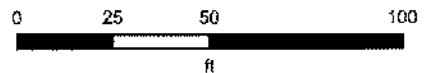


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### Letter Portrait



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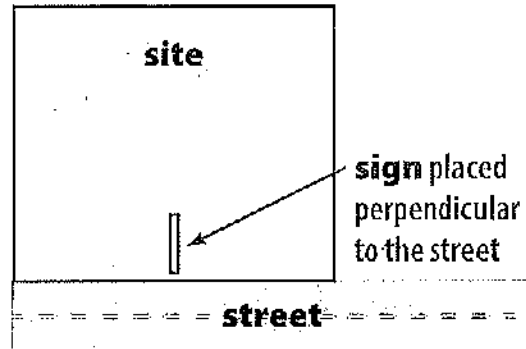
## REQUIRED SIGN POSTING AGREEMENT

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 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:

7/24/19 and 8/8/19  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: T. Brooks

Printed Name: TRAVIS BROOKS

Phone: 865-602-2435 Email: tbrooks@jonathanmillerarchitects.com

Date: 6/24/19

File Number: 8-F-19-RZ