

REZONING REPORT

▶ **FILE #:** 6-E-19-RZ

AGENDA ITEM #: 25

AGENDA DATE: 6/13/2019

▶ **APPLICANT:** U S REALTY INVESTMENTS CORP

OWNER(S): Elizabeth Arant

TAX ID NUMBER: 78 156

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7332 Oak Ridge Hwy

▶ **LOCATION:** North side of Oak Ridge Highway, east of Karns Crossing Lane

▶ **APPX. SIZE OF TRACT:** 0.49 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Highway, a major arterial, with a pavement width of 43' feet, within a right-of-way of 112' feet.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** Single family residential

▶ **PROPOSED USE:**

EXTENSION OF ZONE: Yes, CA zoning is to the north, west and east of the property.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Public-quasi/public - CA (General Business)

South: Single family residential - CB (Business and Manufacturing)

East: Single family residential - CA (General Business)

West: Single family residential - CA (General Business)

NEIGHBORHOOD CONTEXT: This area along Oak Ridge Highway consists of a mix of office, commercial and single family residential uses.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE CA (General Business) zoning.**

Staff recommends approval of the requested CA zoning, as an extension of the surrounding Commercial zoning. The extension is also compatible with the sector plan land use classification for GC (General Commercial).

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 located in the in the Planned Growth Area of the Growth Policy Plan, along a predominately commercially zoned portion of Oak Ridge Highway.

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

1. The proposed amendment to CA zoning provides for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.

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. CA zoning is compatible with the existing GC sector plan designation.
2. This rezoning to CA eliminates potential conflicts with the surrounding Commercial zones and uses that are allowed in a residential zone district.

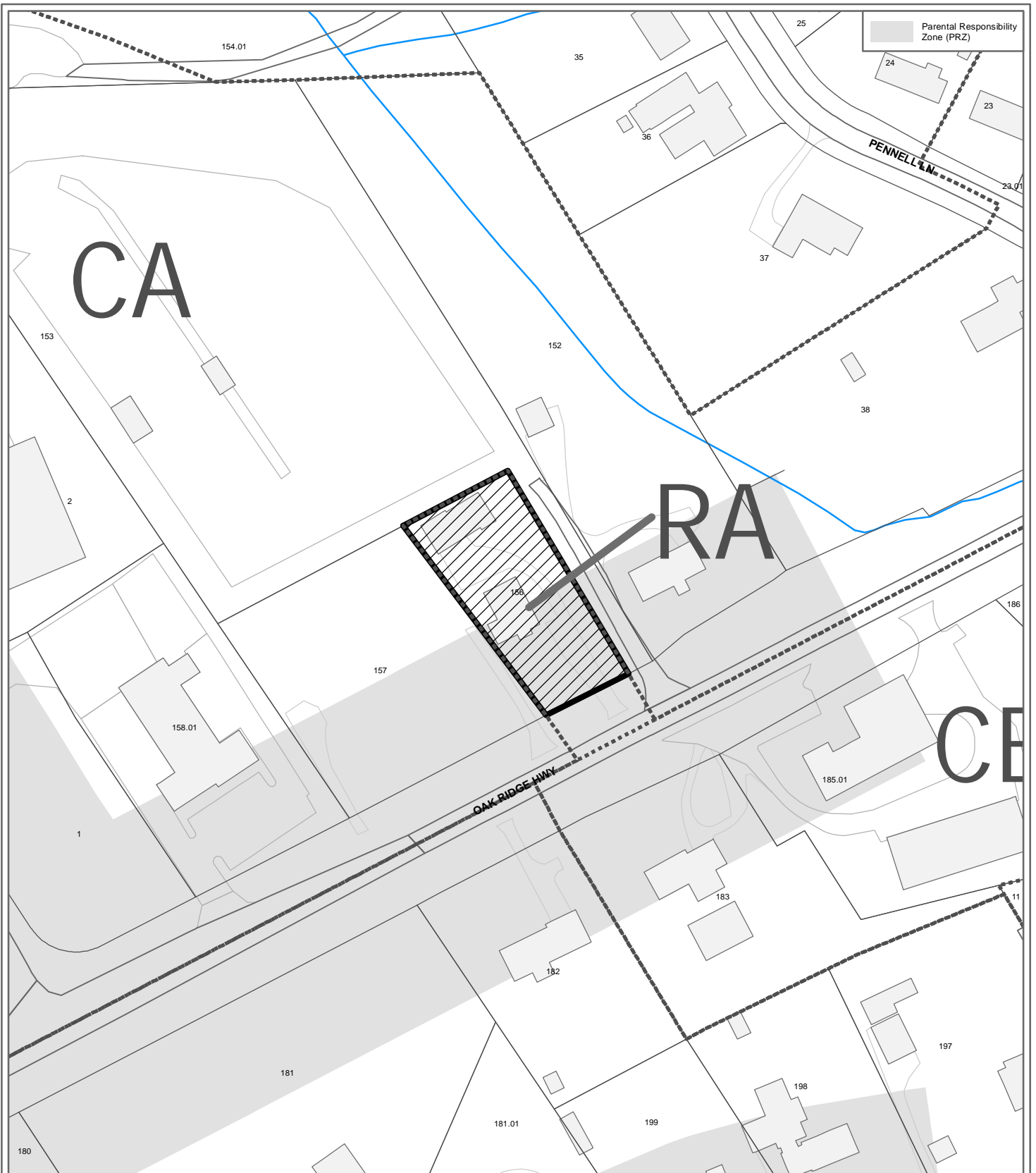
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The request 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 Knox County Commission for action on 7/22/2019. 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.



**6-E-19-RZ
REZONING**

From: RA (Low Density Residential)

To: CA (General Business)



Petitioner: U S Realty Investments Corp

Map No: 78

Jurisdiction: County



Original Print Date: 5/16/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

M P C

METROPOLITAN
PLANNING
COMMISSION

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: U S REALTY INVESTMENT CORP

Date Filed: 4/24/19 Meeting Date: 6/13/19

Application Accepted by: Juma Read

Fee Amount: 1000⁰⁰ File Number: Rezoning 6-E-19-RZ

Fee Amount: _____ File Number: Plan Amendment _____

PROPERTY INFORMATION

Address: 7332 OAK RIDGE HWY

General Location: 4TH LOT E OF KARNS

CROSSING N/S Oak Ridge Hwy
East of Karns Crossing Ln.

Parcel ID Number(s): 078 156

Tract Size: 21,134

Existing Land Use: SINGLE FAM RES

Planning Sector: QC Northwest County

Growth Policy Plan: PGA

Census Tract: 60.02

Traffic Zone: 208

Jurisdiction: City Council _____ District
 County Commission 6TH District

Requested Change

REZONING

FROM: RA

TO: CA

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
Name: ELIZABETH ARANT, WIDOW

Company: _____

Address: 7332 OAK RIDGE HWY

City: KNOXVILLE State: TN Zip: 37931

Telephone: 865-320-3423

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: JERRY GLENN

Company: U S REALTY INVESTMENT

Address: 705 GATE LN #202

City: KNOXVILLE State: TN Zip: 37909

Telephone: 865-539-2323

Fax: 865-531-6119

E-mail: jerry@usrealtymvestment.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: Jerry P. Glenn

PLEASE PRINT
Name: JERRY P GLENN

Company: U S R I C

Address: 705 GATE LN #202

City: KNOXVILLE State: TN Zip: 37909

Telephone: 865-539-2323

E-mail: jerry@usrealtymvestment.com

Elizabeth Arant, widow
7332 Oak Ridge Hwy.
Knoxville, TN 37931

04/24/2019

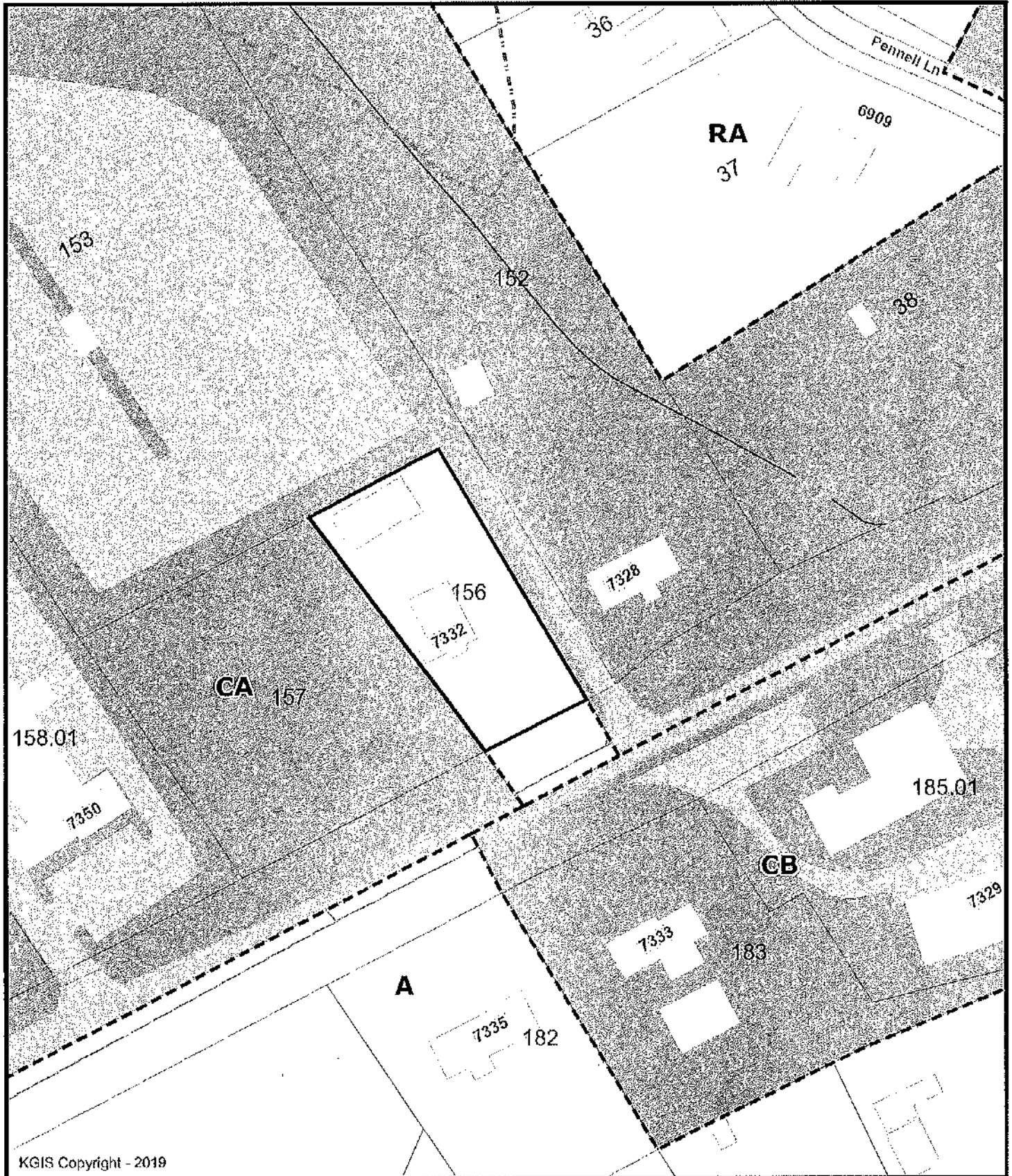
To Whom It May Concern:

I the undersigned do hereby appoint Jerry P. Glenn as President of U S Realty Investment Corp to represent my interests in re-zoning property located at 7332 Oak Ridge Highway from RA to CA. Please extend the same courtesies to him as you would to me.

Yours truly,

✓
Elizabeth Arant

Elizabeth Arant



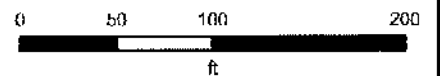
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

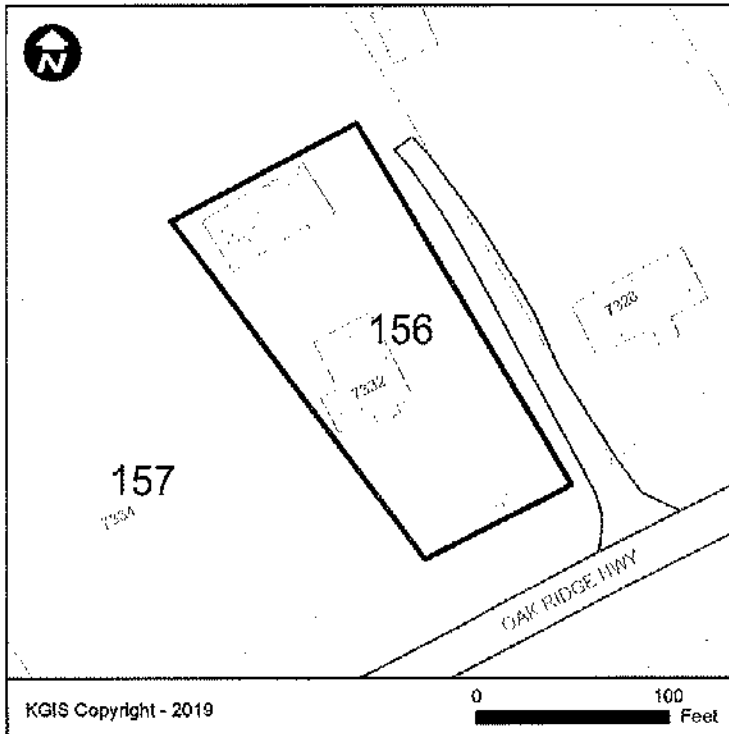


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Parcel 078 156 - Property Map and Details Report



Property Information

Parcel ID: 078 156
 Location Address: 7332 OAK RIDGE HWY
 CLT Map: 78
 Insert:
 Group:
 Condo Letter:
 Parcel: 156
 Parcel Type:
 District: W6
 Ward:
 City Block:
 Subdlvision:
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: -
 Recorded Deed: 1892 - 127
 Deed Type: Deed:Special Wa
 Deed Date: 8/28/1986

Address Information

Site Address: 7332 OAK RIDGE HWY
 KNOXVILLE - 37931
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

ARANT CHARLES D & ELIZABETH
 7332 OAK RIDGE HWY
 KNOXVILLE, TN 37931
 The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

MPC Information

Census Tract: 60.02
 Planning Sector: Northwest County
 Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 63
 Voting Location: Karns Middle School
 2925 GRAY HENDRIX RD
 TN State House: 89 Justin Lafferty
 TN State Senate: 7 Richard Briggs
 County Commission: 6 Brad Anders

School Zones

Elementary: KARNS ELEMENTARY
 Intermediate:
 Middle: KARNS MIDDLE
 High: KARNS HIGH
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

City Council:
 School Board: 6 Terry Hill
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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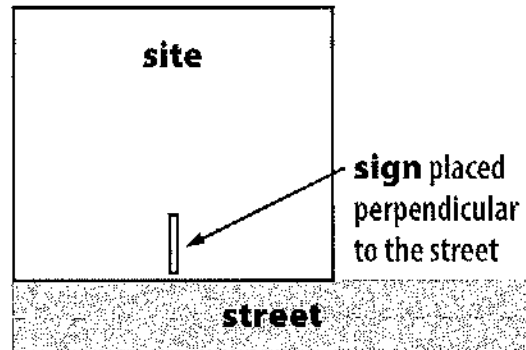
REQUIRED SIGN POSTING AGREEMENT

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.

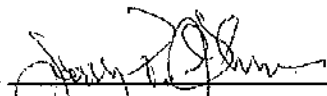


TIMING

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:

May 29 and June 14
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: JERRY P. GLENN

Phone: 865-539-2323 Email: jerry@usrealityinvestment.com

Date: 4/24/19

File Number: 6-E-19-RZ