

REZONING REPORT

▶ **FILE #:** 11-B-19-RZ

AGENDA ITEM #: 11

AGENDA DATE: 11/14/2019

▶ **APPLICANT:** HCV REALTY INVESTMENT, LLC
OWNER(S): Jack Kam / HCV Realty Investment, LLC

TAX ID NUMBER: 106 D A 00809 [View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 0 Dick Lonas Rd.

▶ **LOCATION:** **West side of Dick Lonas Rd., east side of Greens Crossing Rd.**

▶ **APPX. SIZE OF TRACT:** **0.92 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Dick Lonas Road, a minor collector, with a pavement width of 30 feet within a right of way width of 60 feet. Access is also via Greens Crossing Road, a local street with a pavement width of 19 feet with a right of way width of 60 feet.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** **A-1 (General Agricultural)**

▶ **ZONING REQUESTED:** **O (Office)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Office building**

EXTENSION OF ZONE: Yes, O zoning is just to the north of the parcel.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Multifamily - O-1 / O (new zone)

South: Office - A-1 / AG (new zone)

East: Agriculture/forestry/vacant - PC-1 / OP (new zone)

West: Public/quasi-public - R-1A / RN-6 (new zone)

NEIGHBORHOOD CONTEXT: The area primarily consists of office buildings along the north side of the Middlebrook Pike corridor, adjacent to the Dowell Springs office park.

STAFF RECOMMENDATION:

▶ **Approve O (Office) Zoning District.**

Staff recommends approval of O (Office) Zoning District because it is consistent with the land use plan designation of O (Office) for this area and is the O-1 comparable zone in the new code which is effective January 1, 2020. The area is also surrounded primarily by office uses.

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 area is surrounded primarily by office uses in the Dowell Springs office park area and this is a remnant agricultural zoned parcel.

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

1. The proposed amendment to the O (Office) Zoning District is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O District may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.

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. The surrounding properties are primarily office uses and will not be adversely impacted by an expansion of office zoning to include this parcel.

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:

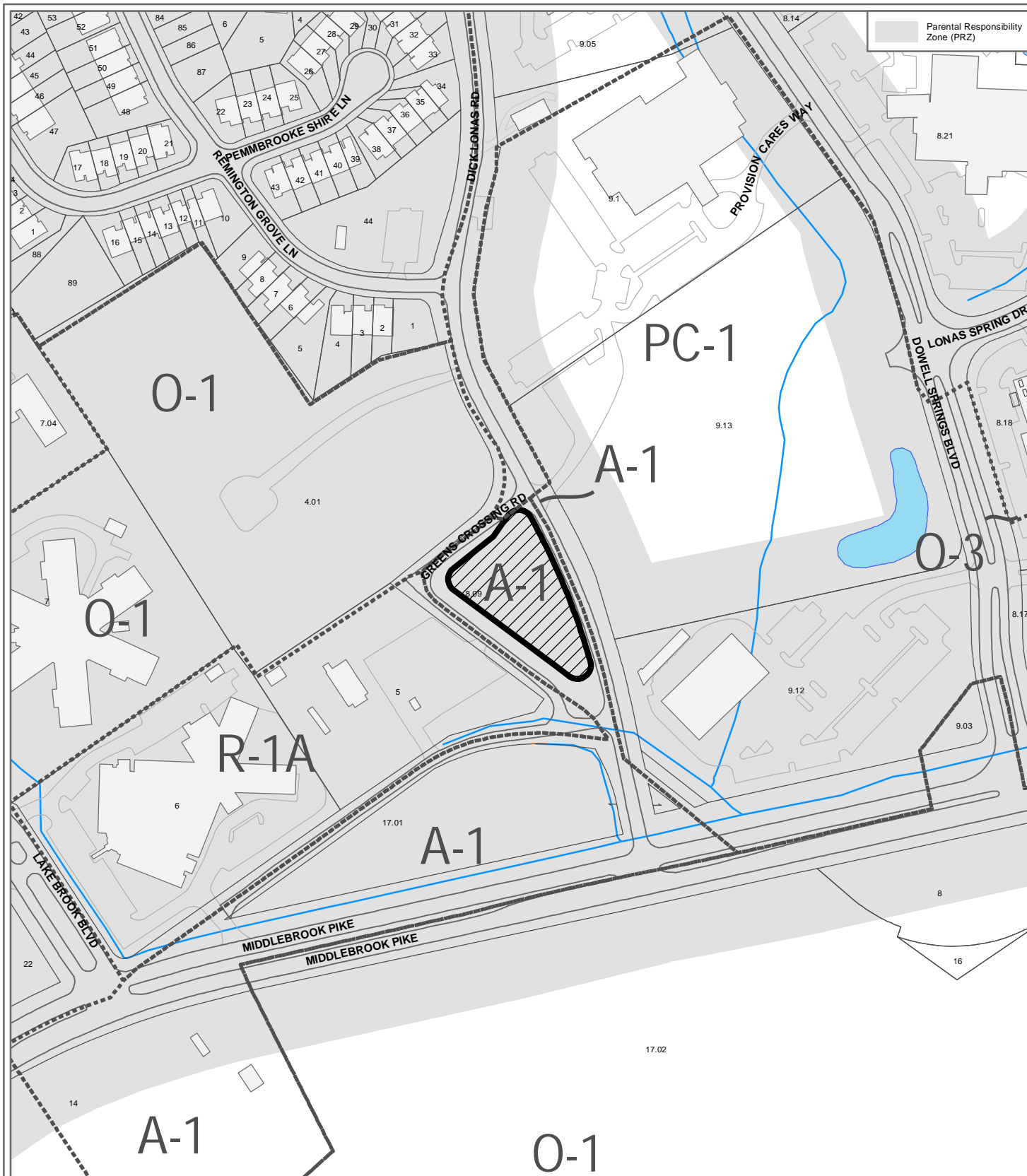
1. This request is consistent with the sector plan's Office designation, which lists O as one of its recommended zones.

2. The requested zone is in compliance with all other plans.

ESTIMATED TRAFFIC IMPACT: Not required.

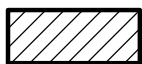
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/17/2019 and 1/14/2020. 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.



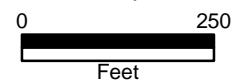
**11-B-19-RZ
REZONING**

From: A-1 (General Agricultural)
To: O (Office)



Petitioner: HCV Realty Investment, LLC

Map No: 106
Jurisdiction: City



Original Print Date: 10/11/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Applicant HCV Realty Investment, LLC

Date Filed 9-6-19 Meeting Date (if applicable) 11-14-19 File Number(s) 11B-19-RZ

CORRESPONDENCE

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

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

Name JACK W. KAM Company HCV REALTY INVESTMENT, L.L.C

Address 1275 DICK LONAS ROAD STE 101 City KNOXVILLE State TN Zip 37909

Phone 865-584-4747 Email JKAM@SUMMITHEALTHCARE.COM

CURRENT PROPERTY INFO

Owner Name (if different) same as above Owner Address _____ Owner Phone _____

Property Address Dick Lonas Rd Parcel ID 106DA00809

General Location w/ Dick Lonas Rd, Eps Greens Crossing Rd Tract Size .92 acres

Jurisdiction (specify district above) 3 City County Zoning District A-1

Planning Sector NORTHWEST COUNTY Sector Plan Land Use Classification O Growth Policy Plan Designation N/A

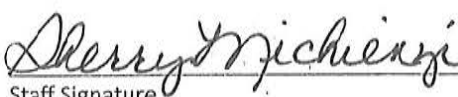
Existing Land Use Vacant Septic (Y/N) NO Sewer Provider KUB Water Provider KUB

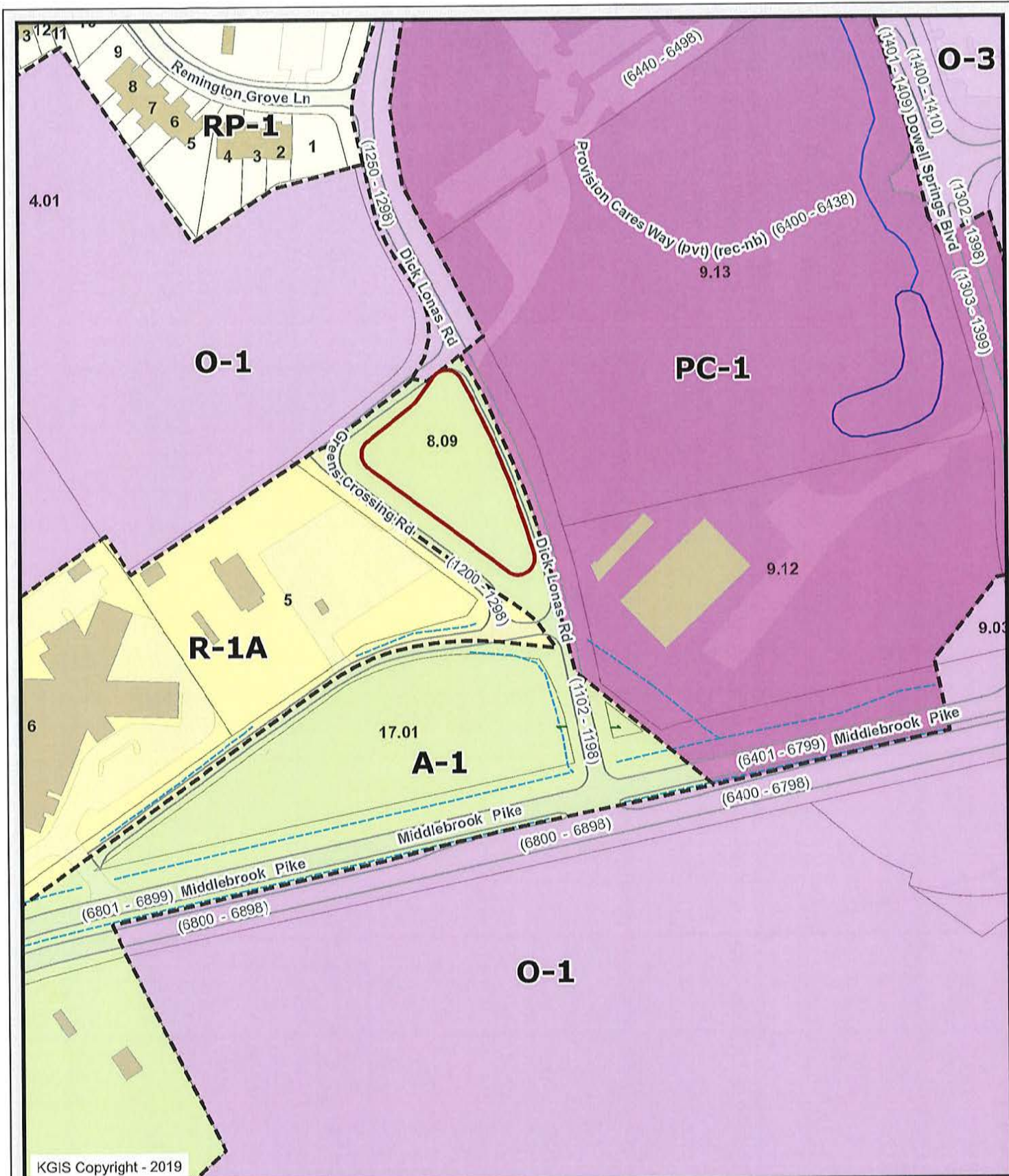
REQUEST

DEVELOPMENT	<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): _____		
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____		Unit / Phase Number _____
	<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		
ZONING	<input checked="" type="checkbox"/> Zoning Change: <u>0-1</u> (0-recode) <small>Proposed Zoning</small>		
	<input type="checkbox"/> Plan Amendment Change: _____ <small>Proposed Plan Designation(s)</small>		
	<input type="checkbox"/> Proposed Property Use (specify) _____	Proposed Density (units/acre) _____	Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): _____		

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: _____	TOTAL: \$500 ⁰⁰
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2: _____	
	ADDITIONAL REQUIREMENTS <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	FEE 3: _____	

AUTHORIZATION

 Staff Signature	SHERRY MICHIEZI Please Print	9-6-19 Date
 Applicant Signature	JACK KAM Please Print	9/6/2019 Date



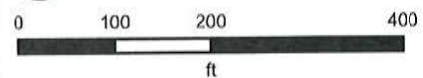
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Letter Portrait

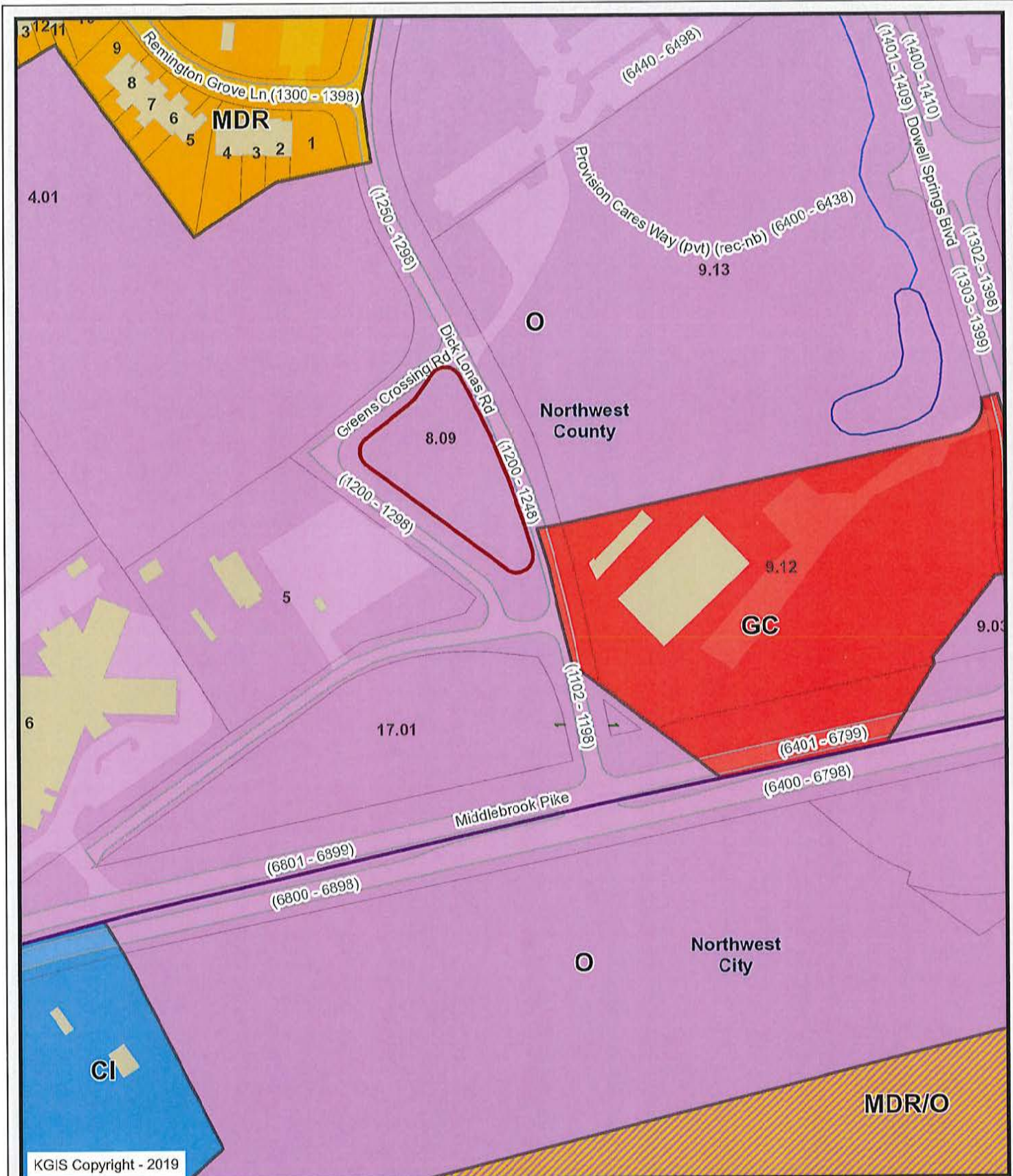
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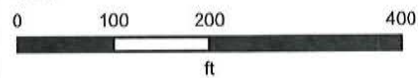
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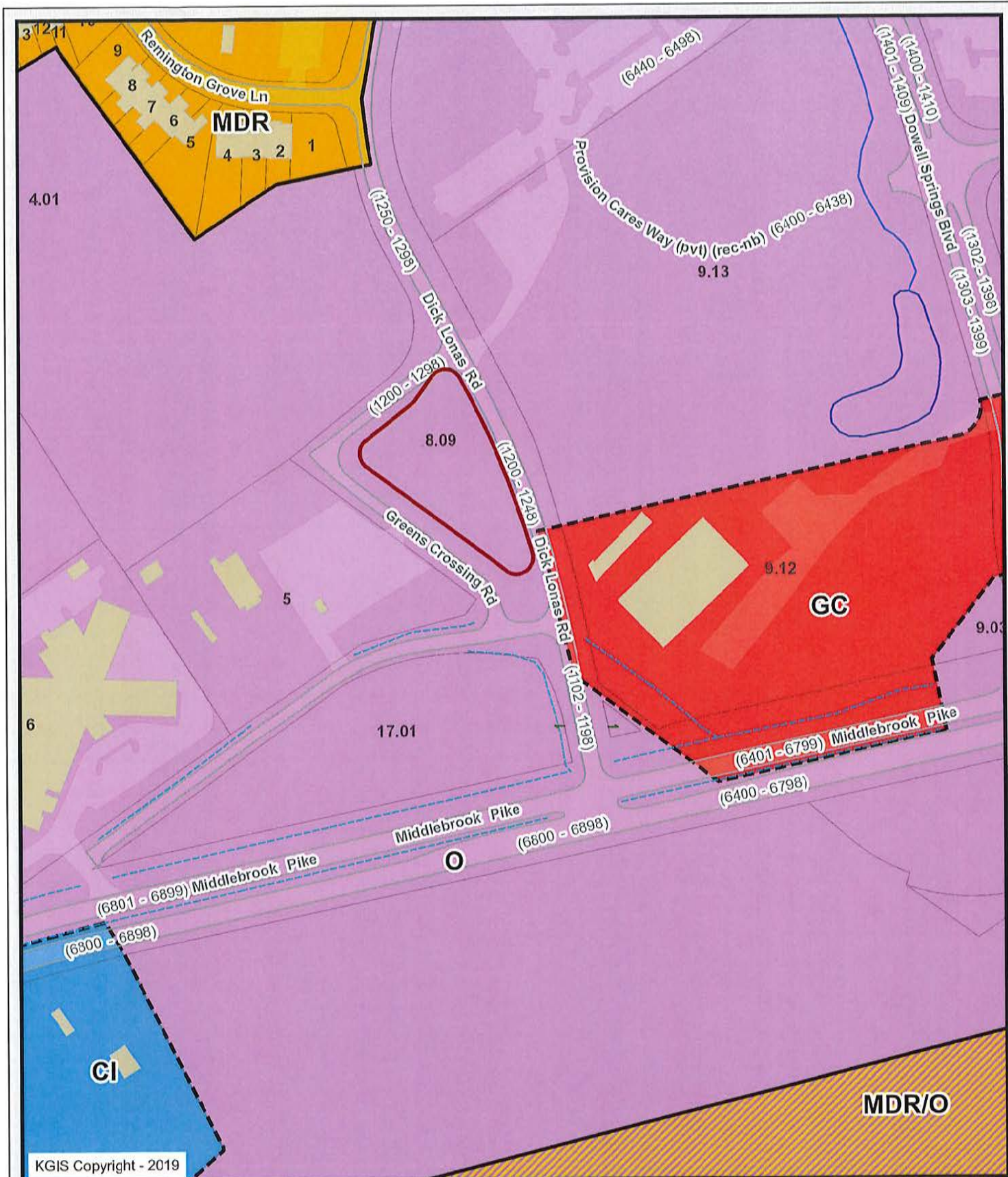
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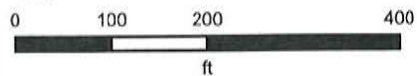
Letter Portrait

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PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

09/06/2019

District	Map	Insert	Group	Parcel	Ward	Property Location				
	106	D	A	8.09	45	0 DICK LONAS RD				
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
DOWELL SPRINGS				-	6-	200003100016226	402.38 X 371.91 X IRR		0.00 - A.C. Deeded	
									0.00 - A.C. Calculated	
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
DOWELL SPRINGS LLC %WHITE REALTY				1/27/1998	2274	993		PO BOX 10028 KNOXVILLE, TN 37939		
EAST TENNESSEE HEALTHREALTY LLC % PRO VISION PROPERTIES LLC				1/11/2011	20110111	0041909	\$ 4,950,000	2095 LAKESIDE CENTRE WAY SUITE 101 KNOXVILLE, TN 37922		
				1/11/2011	20110118	0043032				
HCV REALTY INVESTMENT LLC				5/3/2018	20180504	0065212	\$ 170,000	1225 #200 E WEISGORBER RD KNOXVILLE, TN 37909		

Remarks

ADD	
Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)
106DA00806	

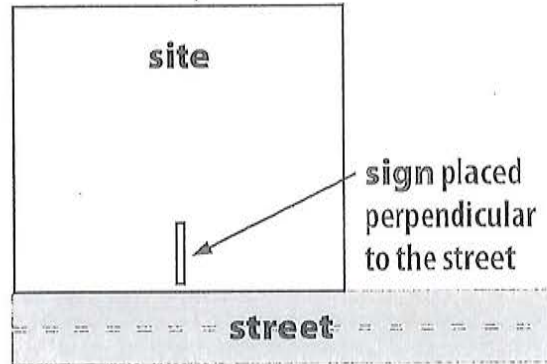
REQUIRED SIGN POSTING AGREEMENT

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:

Oct 30th (Wed) and Nov 15th (Fri)
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Jack Kam

Printed Name: JACK KAM

Phone: 865-584-4747 Email: JKam@Summithealthcare.com

Date: 9-6-19

MPC File Number: 11B-19-RZ