



PLAN AMENDMENT REPORT

► **FILE #:** 10-D-19-SP

AGENDA ITEM #: 22

AGENDA DATE: 10/10/2019

► **APPLICANT:** **MICHAEL B. COLLINGWOOD**
OWNER(S): Michael B. Collingwood

TAX ID NUMBER: 58 L E 017

[View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 429 Forestal Drive

► **LOCATION:** **One block south of Tazewell Pike on the north side of Forestal Drive, southwest of Rochat Road**

► **APPX. SIZE OF TRACT:** **0.13 acres**

SECTOR PLAN: North City

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

ACCESSIBILITY: Forestal Drive is a local road with a 15-foot pavement width and a right-of-way width that ranges from 35 to 38 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** **LDR (Low Density Residential) / R-2 (General Residential)**

► **PROPOSED PLAN DESIGNATION:** **O (Office)**

► **EXISTING LAND USE:** **Vacant**

► **PROPOSED USE:** **Office for video production company**

EXTENSION OF PLAN DESIGNATION: Yes, the Office designation is adjacent to the north and west

HISTORY OF REQUESTS: None noted for this property

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Multifamily Residential and Single Family Residential - O (Office) and LDR (Low Density Residential)

South: Single Family Residential - LDR (Low Density Residential)

East: Single Family Residential - LDR (Low Density Residential)

West: Multifamily Residential - O (Office)

NEIGHBORHOOD CONTEXT This street consists of small lot (0.2 ac. is typical) single-family residential dwellings, condos next door and southwest across the street, and a cemetery at the street's terminus 534 feet to the east. Tazewell Pike wraps around this neighborhood to the east and north, and is lined by commercial developments on both sides.

STAFF RECOMMENDATION:

- **Adopt Resolution #10-D-19-SP, amending this parcel in the North City Sector Plan map to the O (Office) designation.**

Staff recommends adoption of resolution #10-D-19-SP, amending this parcel in the North City Sector Plan map to the O (Office) designation since it would be a minor extension of the existing O designation.

COMMENTS:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There have been no changes to conditions to warrant amending the land use plan.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

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

1. Forestal Drive has developed with mixed residential uses, including multifamily and condominiums. There is a cemetery 535 feet to the east, and Tazewell Pike 1,640 feet to the west. A small office use should not create any detrimental impacts on the adjacent 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 11/5/2019 and 11/19/2019. 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.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-E-19-RZ
10-C-19-PA

AGENDA ITEM #: 22
AGENDA DATE: 10/10/2019

► **APPLICANT:** MICHAEL B. COLLINGWOOD
OWNER(S): Michael B. Collingwood

TAX ID NUMBER: 58 L E 017 [View map on KGIS](#)
JURISDICTION: Council District 4
STREET ADDRESS: 429 Forestal Drive
► **LOCATION:** One block south of Tazewell Pike on the north side of Forestal Drive, southwest of Rochat Road
► **TRACT INFORMATION:** 0.13 acres.
SECTOR PLAN: North City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Forestal Drive is a local road with a 15-foot pavement width and a right-of-way width that ranges from 35 to 38 feet.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: First Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-2 (General Residential)
► **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / O-1 (Office, Medical, and Related Services)
► **EXISTING LAND USE:** Vacant
► **PROPOSED USE:** Office for video production company
DENSITY PROPOSED: n/a
EXTENSION OF PLAN DESIGNATION/ZONING: Yes, the Office designation is adjacent to the north and west
HISTORY OF ZONING REQUESTS: None noted for this property
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Multifamily Residential and Single Family Residential - O (Office) and LDR (Low Density Residential) - O-1 (Office, Medical and Related Services District) and R-2 (General Residential District)
South: Single Family Residential - LDR (Low Density Residential) - R-1A (Low Density Residential District)
East: Single Family Residential - LDR (Low Density Residential) - R-2 (General Residential District)
West: Multifamily Residential - O (Office) - O-1 (Office, Medical and Related Services District)

NEIGHBORHOOD CONTEXT: This street consists of small lot (0.2 ac. is typical) single-family residential dwellings, condos next door and southwest across the street, and a cemetery at the street's terminus 534 feet to the east. Tazewell Pike wraps around this neighborhood to the east and north, and is lined by commercial developments on both sides.

STAFF RECOMMENDATION:

► **Approve the O (Office) designation.**

Staff recommends approval of O (Office) as the One-Year Plan designation, since it would be a minor extension of the existing Office designation and is compatible with surrounding uses.

► **Approval of O-1 (Office, Medical, and Related Services District) zoning.**

Staff recommends approval of the requested O-1 (Office, Medical, and Related Services District) zoning since it is a minor extension of that zone.

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

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

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan.

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:

1. There have been no changes in the development pattern. However, the area has developed with a mix of uses on Forestal Drive, including multifamily residential, condominiums, and a cemetery. Tazewell Pike to the north and west contains a multitude of commercial uses. A converted office in this location is not anticipated to create any adverse impacts on the surrounding residential uses.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy directly impacts this plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information has become available to reveal the need for a plan amendment.

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, the street has a mix of residential uses and is close to a major arterial, making it a good candidate for a converted office structure.

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 District) 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. Adaptive reuse of this house into an office for a video production company would not generate a lot of traffic or parking and therefore would have a minimum impact on neighbors.

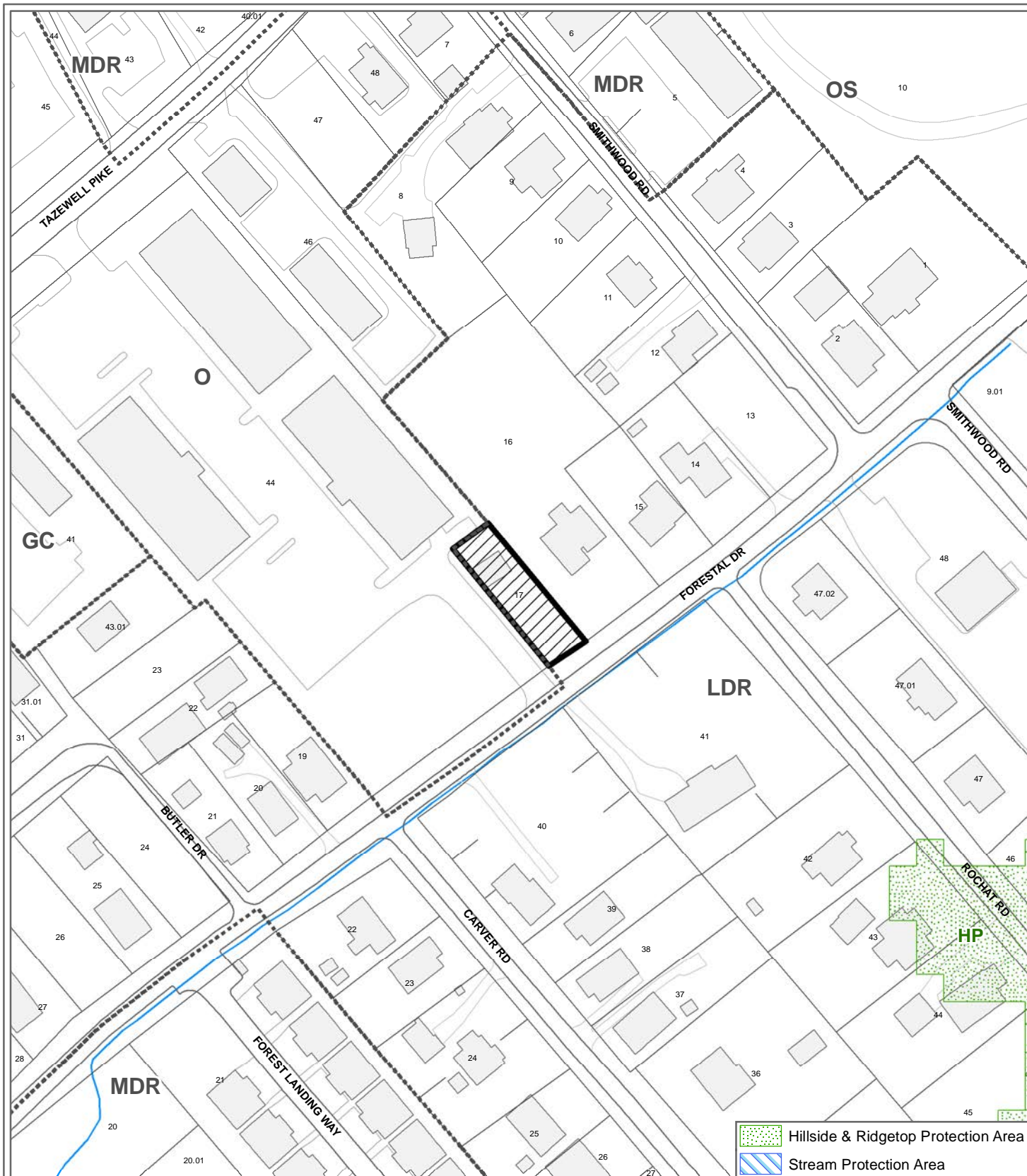
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:



1. The property is in a School Parental Responsibility Zone, but since this is not a well-traveled street and the applicant is not making changes to the existing structure, staff is not recommending sidewalk installation here.
2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.
3. The proposed amendment is consistent with and not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

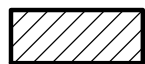
If approved, this item will be forwarded to Knoxville City Council for action on 11/5/2019 and 11/19/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



 Hillside & Ridgetop Protection Area
 Stream Protection Area

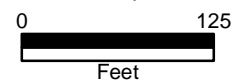
10-D-19-SP
NORTH CITY SECTOR PLAN AMENDMENT

From: LDR (Low Density Residential)
 To: O (Office)

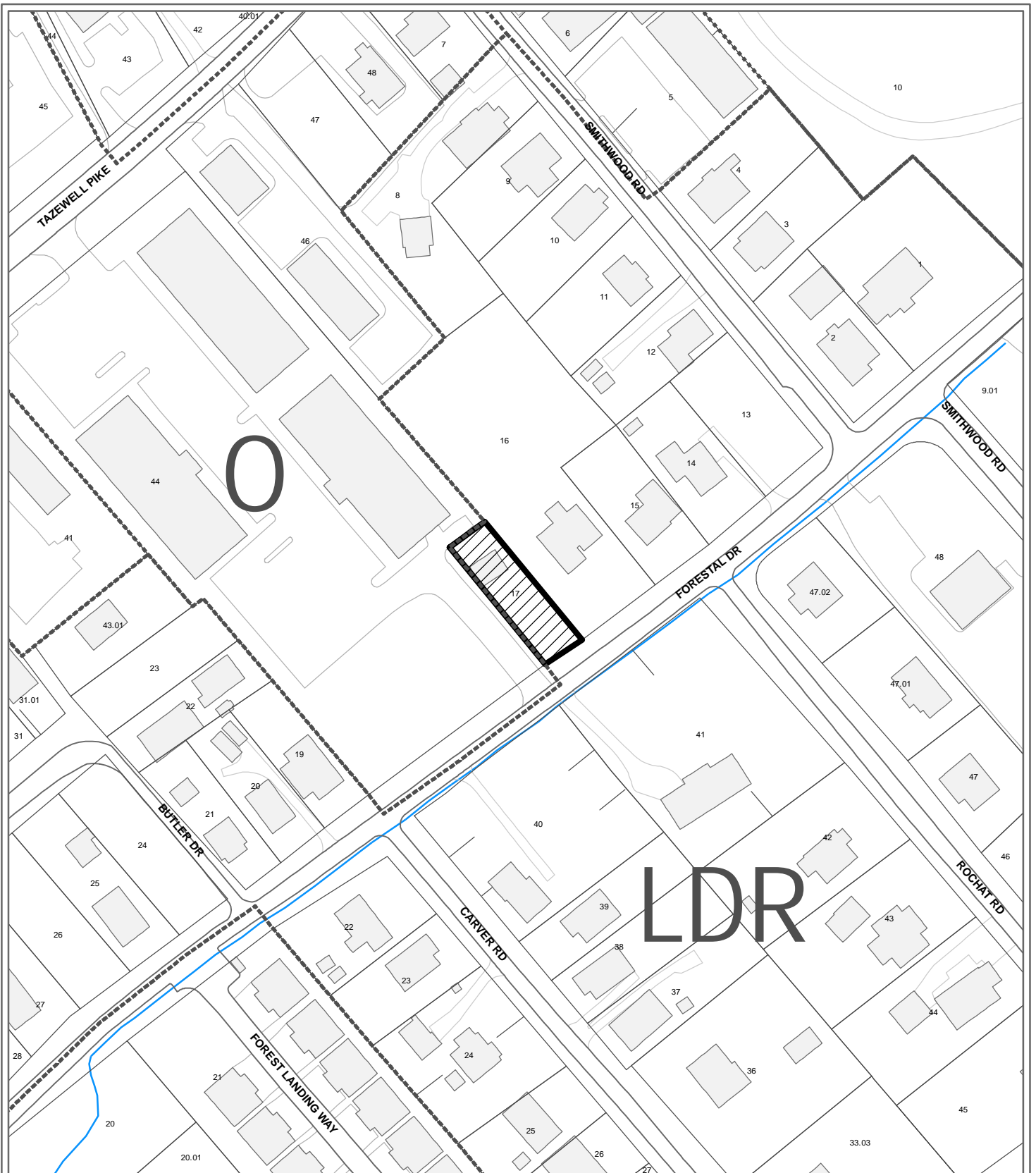


Petitioner: Collingwood, Michael B.

Map No: 58
 Jurisdiction: City



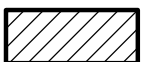
Original Print Date: 9/17/2019
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**10-C-19-PA / 10-E-19-RZ
PLAN AMENDMENT**

From: LDR (Low Density Residential)

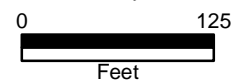
To: O (Office)



Petitioner: Collingwood, Michael B.

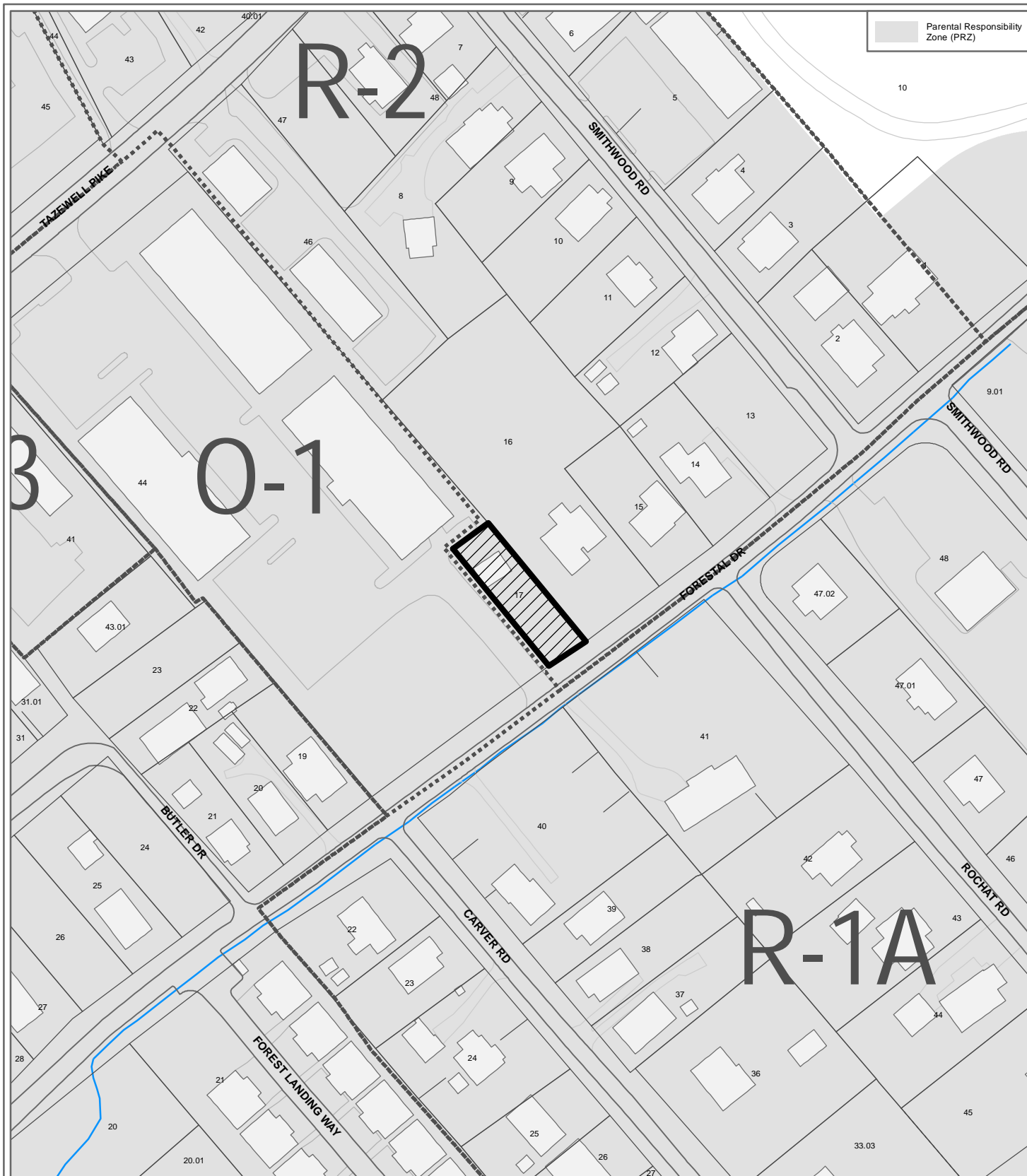
Map No: 58

Jurisdiction: City



Original Print Date: 9/17/2019
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

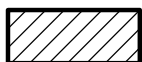
Revised:



10-E-19-RZ REZONING

From: R-2 (General Residential)

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



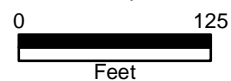
Original Print Date: 9/17/2019
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Collingwood, Michael B.

Map No: 58

Jurisdiction: City



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

***WHEREAS**, the Knoxville-Knox County 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 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 Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the North City 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**, Michael Collingwood has submitted an application to amend the Sector Plan from Low Density Residential to Office for property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of a revised amendment to the North City 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 Planning Commission, at its regularly scheduled public hearing on October 10, 2019, 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 PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the North City Sector Plan, with its accompanying staff report and map, file #10-D-19-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

10-E-19-RZ / 10-C-19-PA
EXHIBIT A. Contextual Images



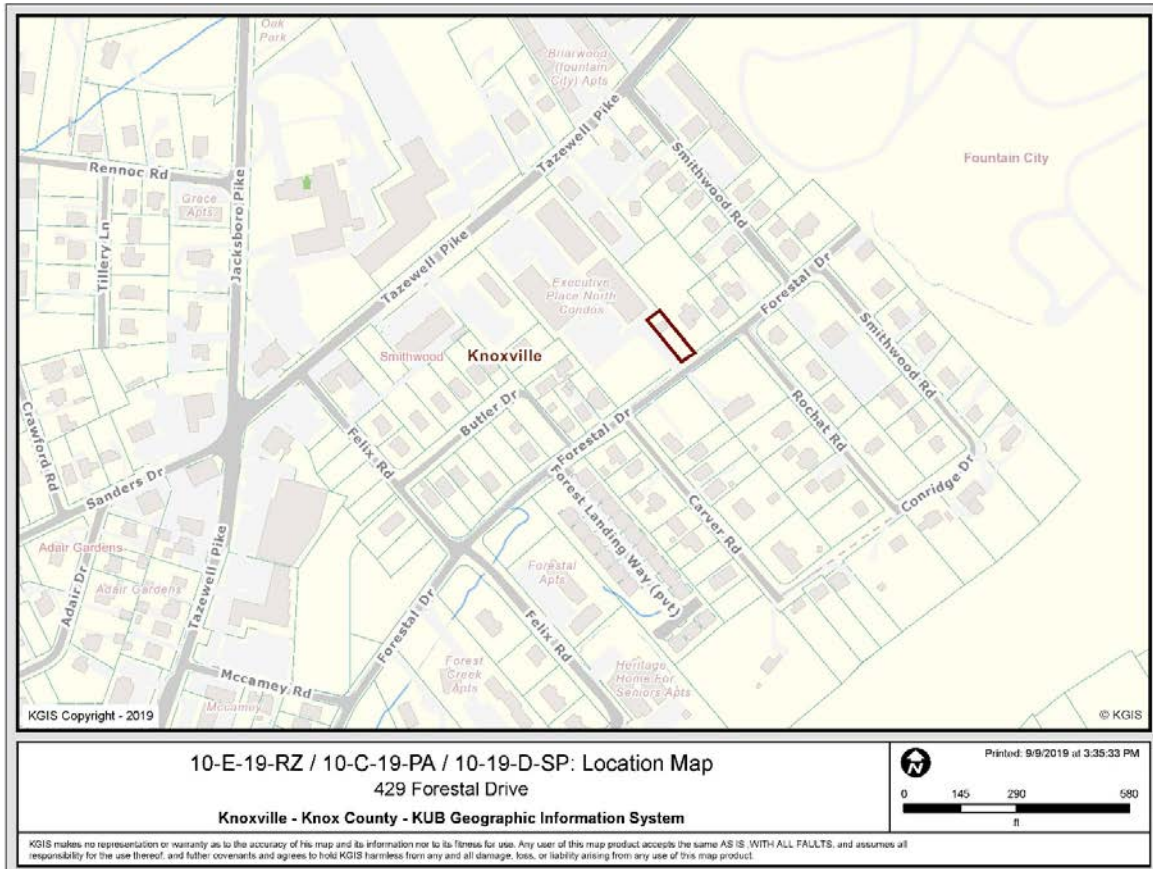
Street view looking west towards Tazewell Pike



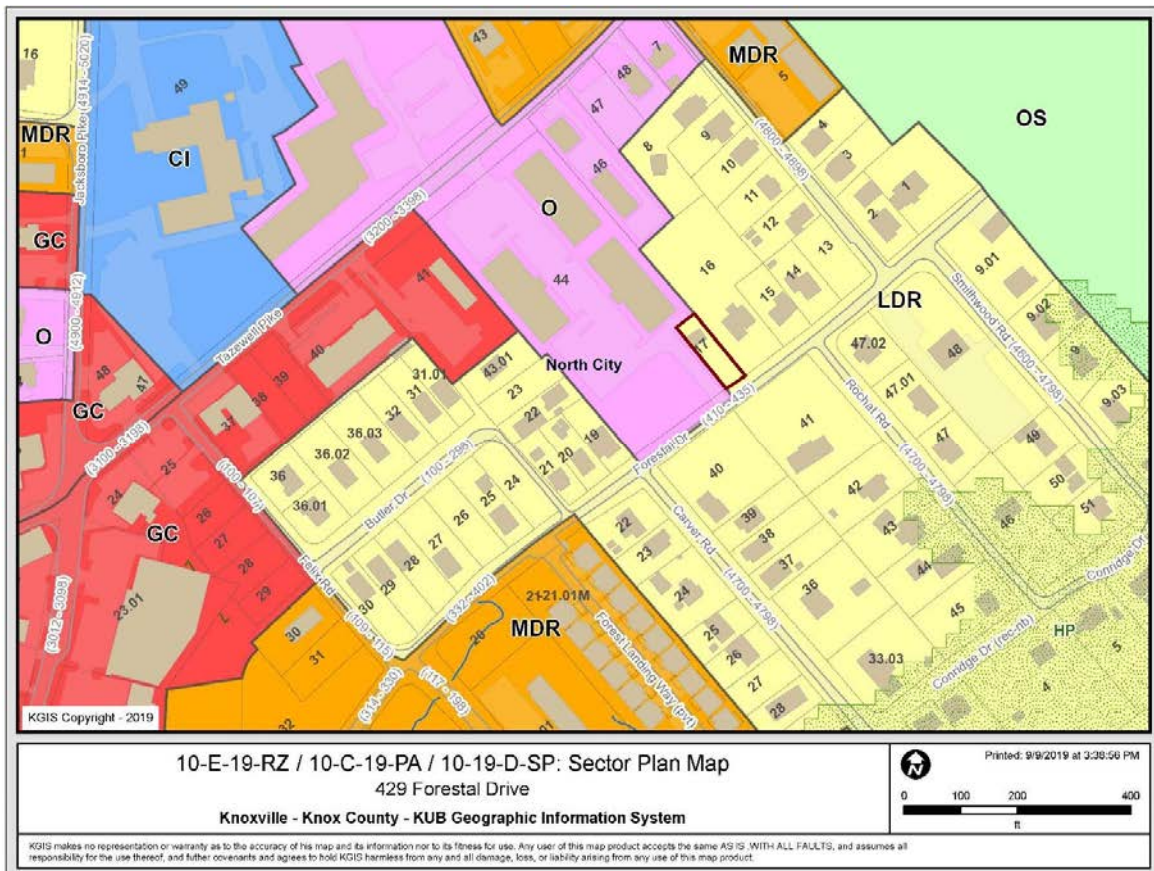
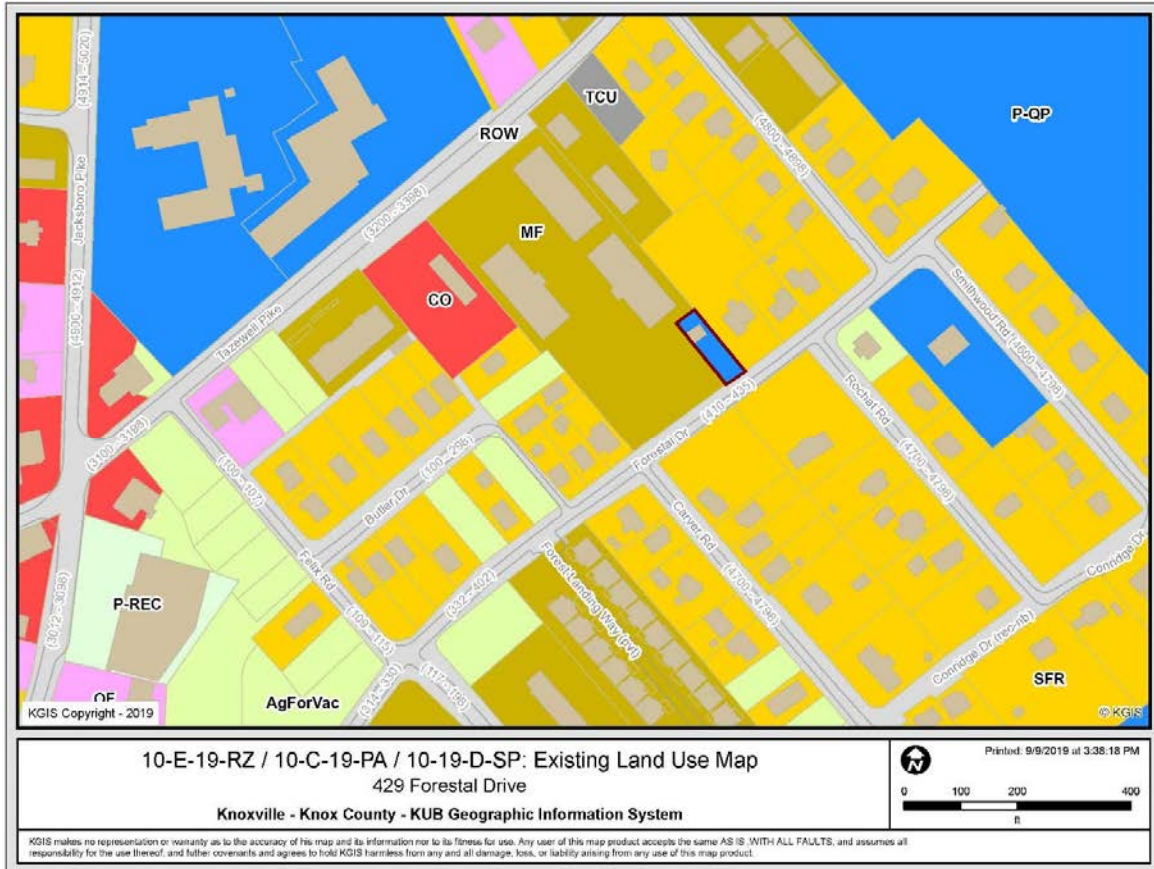
Street view of 429 Forestal Drive

10-E-19-RZ / 10-C-19-PA

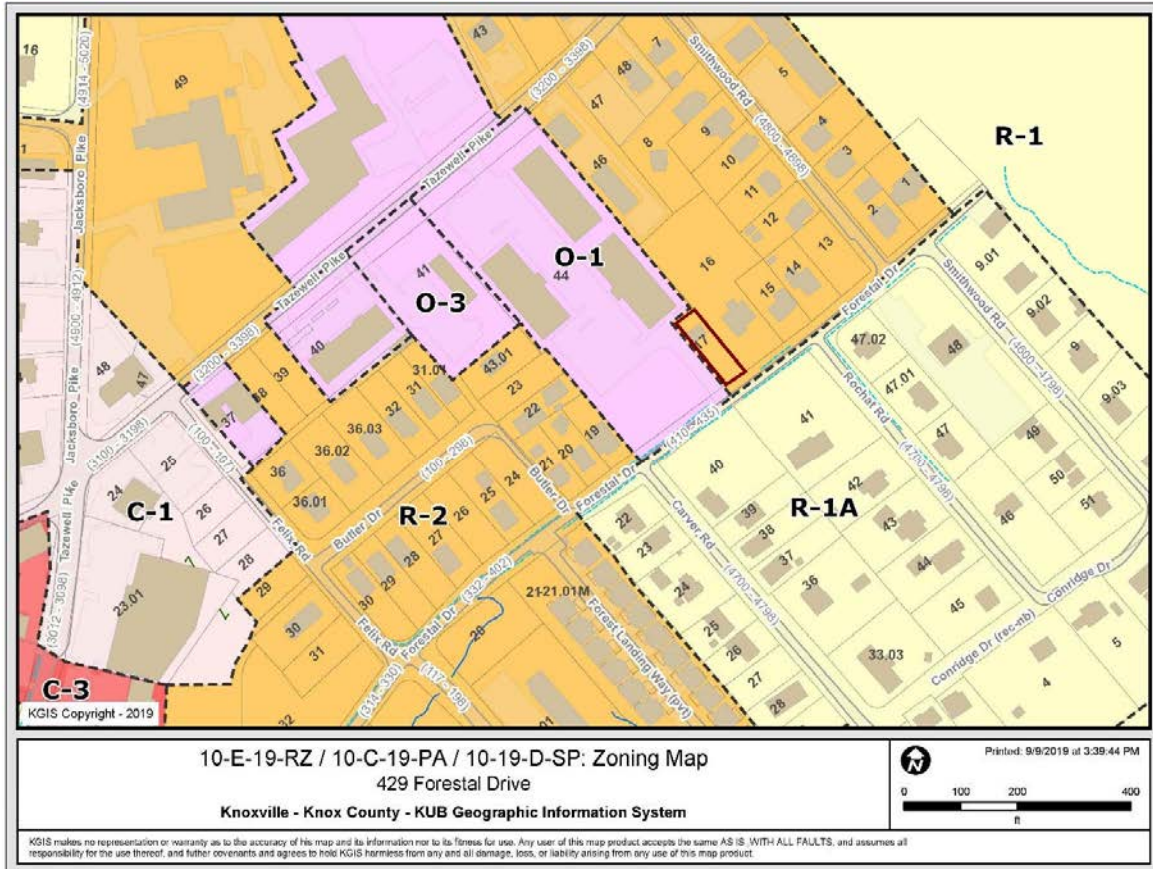
EXHIBIT A. Contextual Images



10-E-19-RZ / 10-C-19-PA EXHIBIT A. Contextual Images



10-E-19-RZ / 10-C-19-PA
EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat



MICHAEL B COLLINGWOOD

Applicant

8/15/19

Date Filed

10/15/19

Meeting Date (if applicable)

E
10-D-19-RZ

File Number(s)

D
10-E-19-SP

10-C-19-PA

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

MICHAEL B COLLINGWOOD

Name

Company

1517 DEER BROWSE WAY SWIERVILLE TN 37876

Address

City

State

Zip

610-207-9790

Phone

TRADERAVER@GMAIL.COM

Email

CURRENT PROPERTY INFO

SAME AS ABOVE

Owner Name (if different)

Owner Address

Owner Phone

427 FORESTAL DR
N/W side of Forestal Drive

Property Address

058LE017

Parcel ID

34TH WARD S/W of Rochat Rd

General Location

Tract Size

40' x 150' (5684 sq ft)

4TH DISTRICT

Jurisdiction (specify district above)

☒ City ☐ County

R-2

Zoning District

North City

Planning Sector

LDR

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

Existing Land Use

N

Septic (Y/N)

KUB

Sewer Provider

KUB

Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

SUBDIVISION

☐ Proposed Subdivision Name _____ Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: _____

☐ Other (specify): _____

☐ Attachments / Additional Requirements

ZONING

☒ Zoning Change: 0-1
Proposed Zoning

☒ Plan Amendment Change: OFFICE
Proposed Plan Designation(s)

OFFICE FOR VIDEO PRODUCTION COMPANY

☒ Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____

☐ Other (specify): 1-Yr Plan = 0

STAFF USE ONLY

PLAT TYPE

☐ Administrative ☐ Meeting

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1: \$ 600.00

FEE 2: \$ 1000.00

FEE 3: \$ 1600.00

TOTAL:

AUTHORIZATION

James Reed
Staff Signature

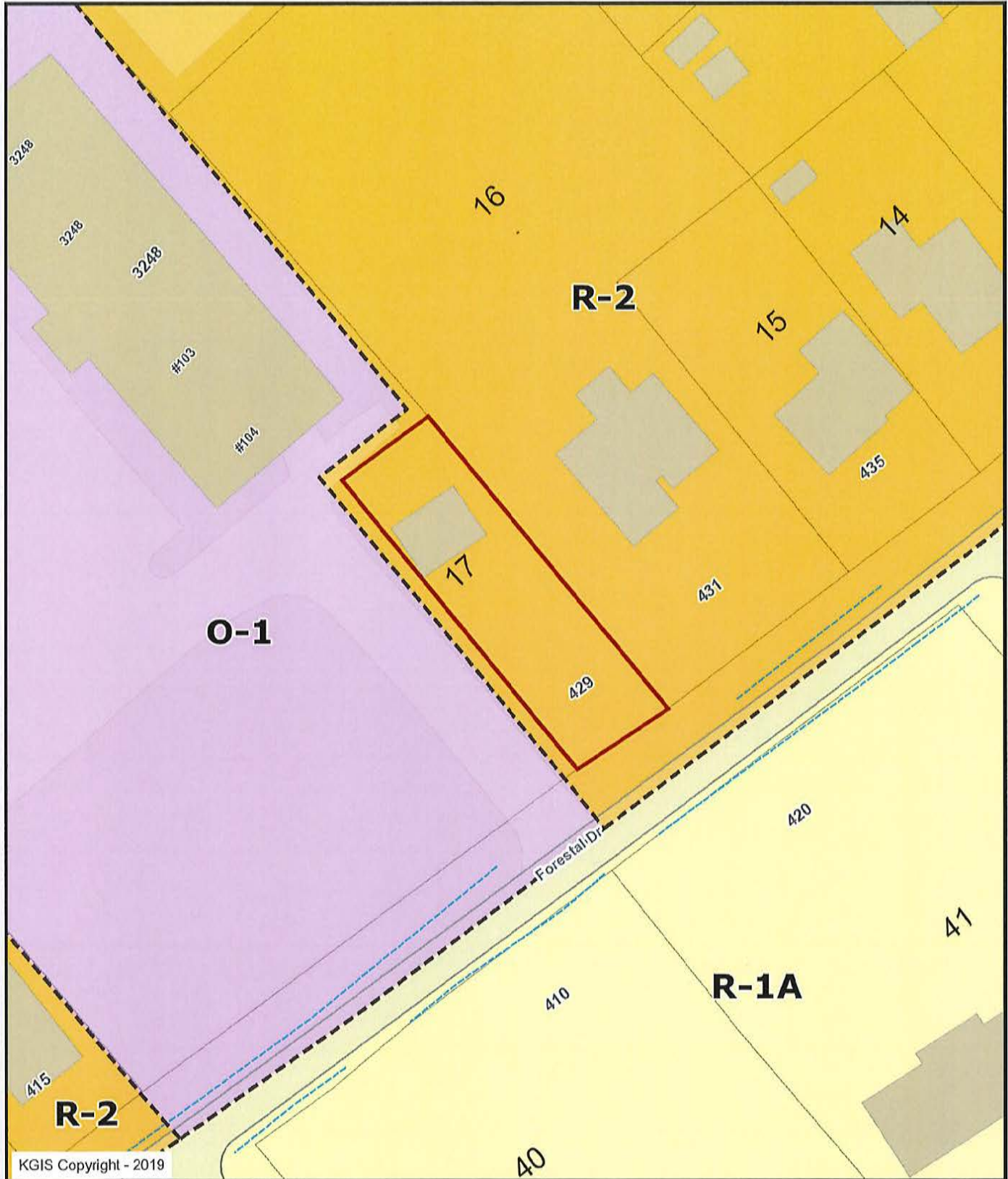
James Reed
Please Print

8/15/19
Date

Michael B. Collingwood
Applicant Signature

MICHAEL B COLLINGWOOD
Please Print

8/15/19
Date

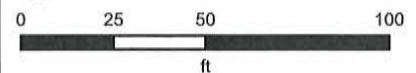


Letter Portrait

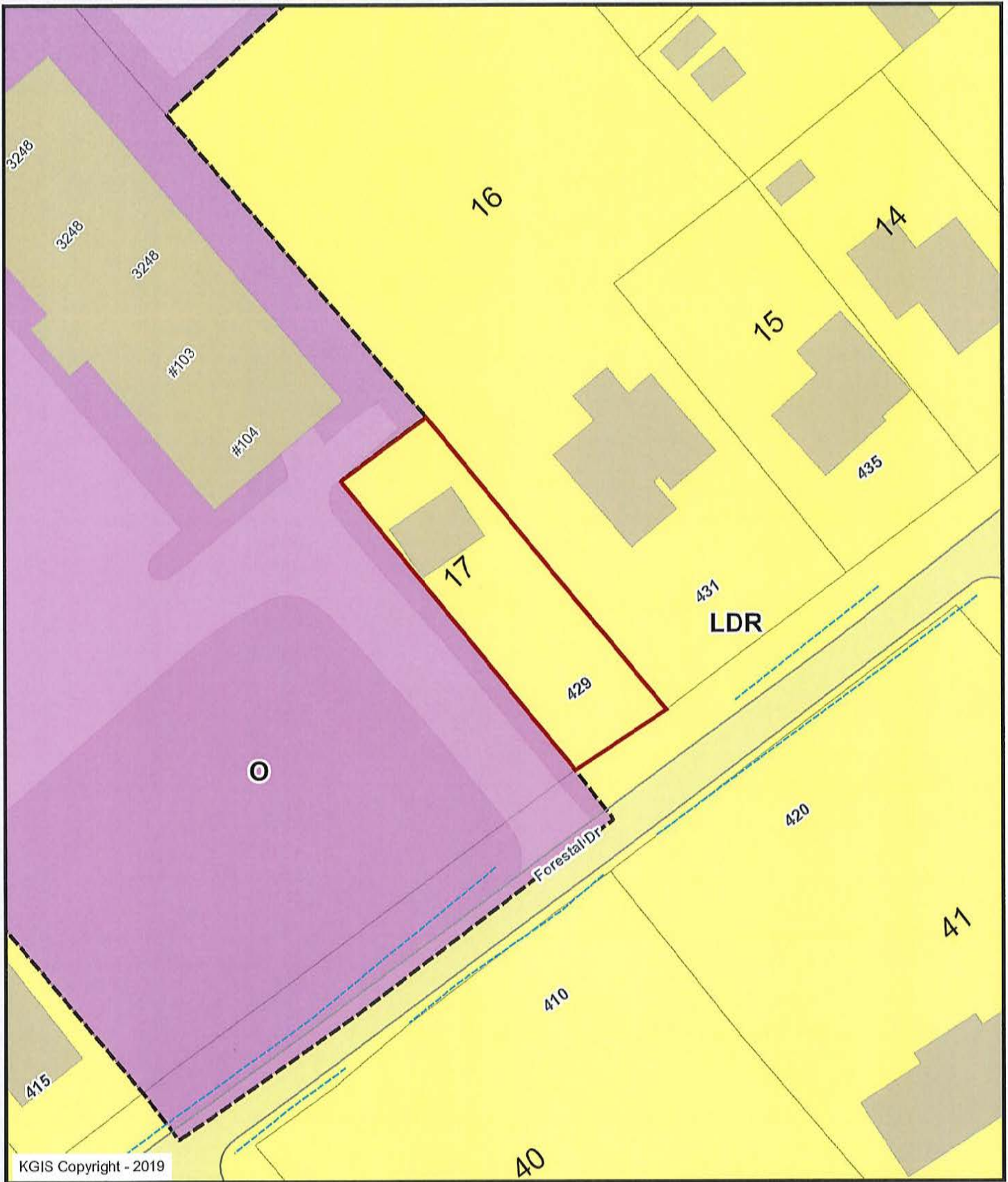
Knoxville - Knox County - KUB Geographic Information System



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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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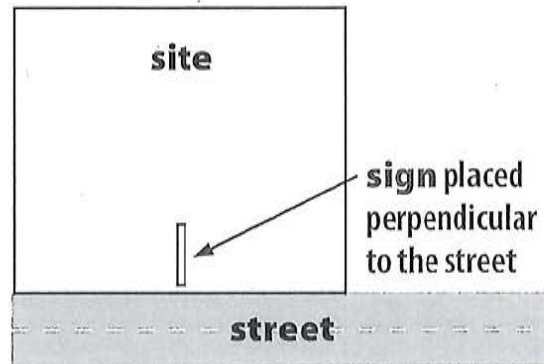
REQUIRED SIGN POSTING AGREEMENT

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:

Sept 25

(15 days before the MPC meeting)

and

Oct 11

(the day after the MPC meeting)

Signature: Michael B. Collinswood

Printed Name: MICHAEL B COLLINWOOD

Phone: 610-207-9790 Email: TRADERAV8R@GMAIL.COM

Date: 8/15/19

MPC File Number: 10-D-19-RZ, 10-E-19-SP, 10-C-19-PA