



PLAN AMENDMENT REPORT

▶ **FILE #:** 10-J-19-SP

AGENDA ITEM #: 34

AGENDA DATE: 10/10/2019

▶ **APPLICANT:** **JIM ENGLISH**
OWNER(S): Jim English

TAX ID NUMBER: 109 K G 023

[View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 4333 Galbraith School Road

▶ **LOCATION:** **Northeast of Galbraith School Road, southeast of Decatur Drive.**

▶ **APPX. SIZE OF TRACT:** **2.6 acres**

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY:

UTILITIES: Water Source:

Sewer Source:

WATERSHED:

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **CI (Civic Institutional) / R-1 (Low Density Residential)**

▶ **PROPOSED PLAN DESIGNATION:** **NC (Neighborhood Commercial)**

▶ **EXISTING LAND USE:** **RR (Rural Residential) / Vacant**

▶ **PROPOSED USE:** **Mixed Use**

EXTENSION OF PLAN DESIGNATION:

HISTORY OF REQUESTS:

SURROUNDING LAND USE North:

AND PLAN DESIGNATION: South:

East:

West:

NEIGHBORHOOD CONTEXT

STAFF RECOMMENDATION:

▶ **Withdraw as per the applicant's request.**

Withdraw as per the applicant's request.

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-Q-19-RZ **AGENDA ITEM #:** 34
10-F-19-PA **AGENDA DATE:** 10/10/2019

▶ **APPLICANT:** JIM ENGLISH
OWNER(S): Jim English

TAX ID NUMBER: 109 K G 023 [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 4333 Galbraith School Road

▶ **LOCATION:** Northeast of Galbraith School Road, southeast of Decatur Drive

▶ **TRACT INFORMATION:** 2.6 acres.

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY:

UTILITIES: Water Source:

Sewer Source:

WATERSHED:

▶ **PRESENT PLAN DESIGNATION/ZONING:** CI (Civic Institutional) / R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / C-1 (Neighborhood Commercial)

▶ **EXISTING LAND USE:** RR (Rural Residential) - Vacant Building

▶ **PROPOSED USE:** Mixed-Use

EXTENSION OF PLAN
DESIGNATION/ZONING:

HISTORY OF ZONING
REQUESTS:

SURROUNDING LAND USE, PLAN DESIGNATION,
ZONING North:
South:
East:
West:

NEIGHBORHOOD CONTEXT:

STAFF RECOMMENDATION:

▶ **Withdraw as per the applicant's request.**

Withdraw as per the applicant's request.

▶ **Withdraw as per the applicant's request.**

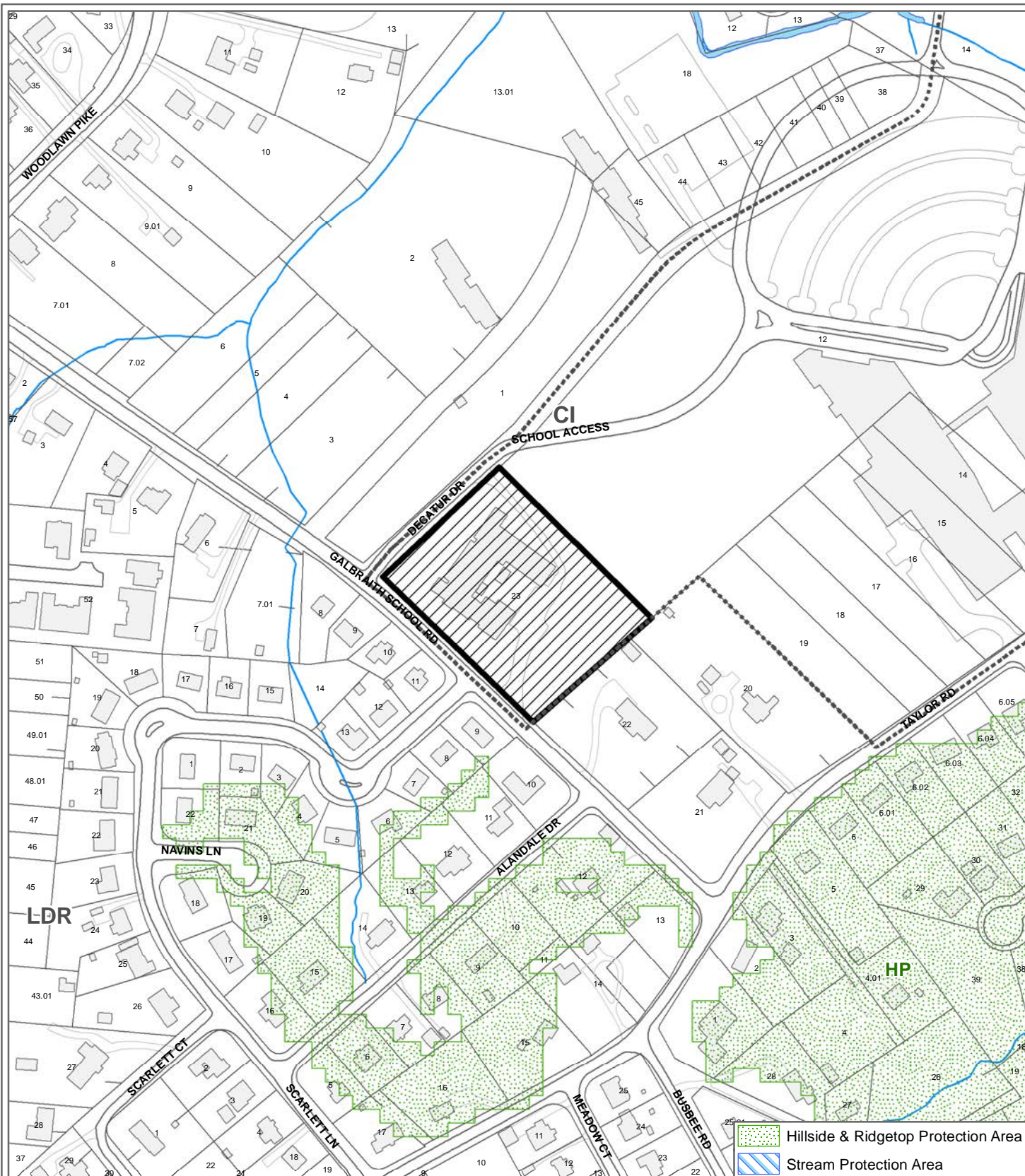
Withdraw as per the applicant's request.

COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

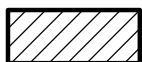
ESTIMATED STUDENT YIELD: Not applicable.

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.



**10-J-19-SP
SOUTH CITY SECTOR PLAN AMENDMENT**

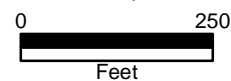
From: CI (Civic Institutional)
To: NC (Neighborhood Commercial)

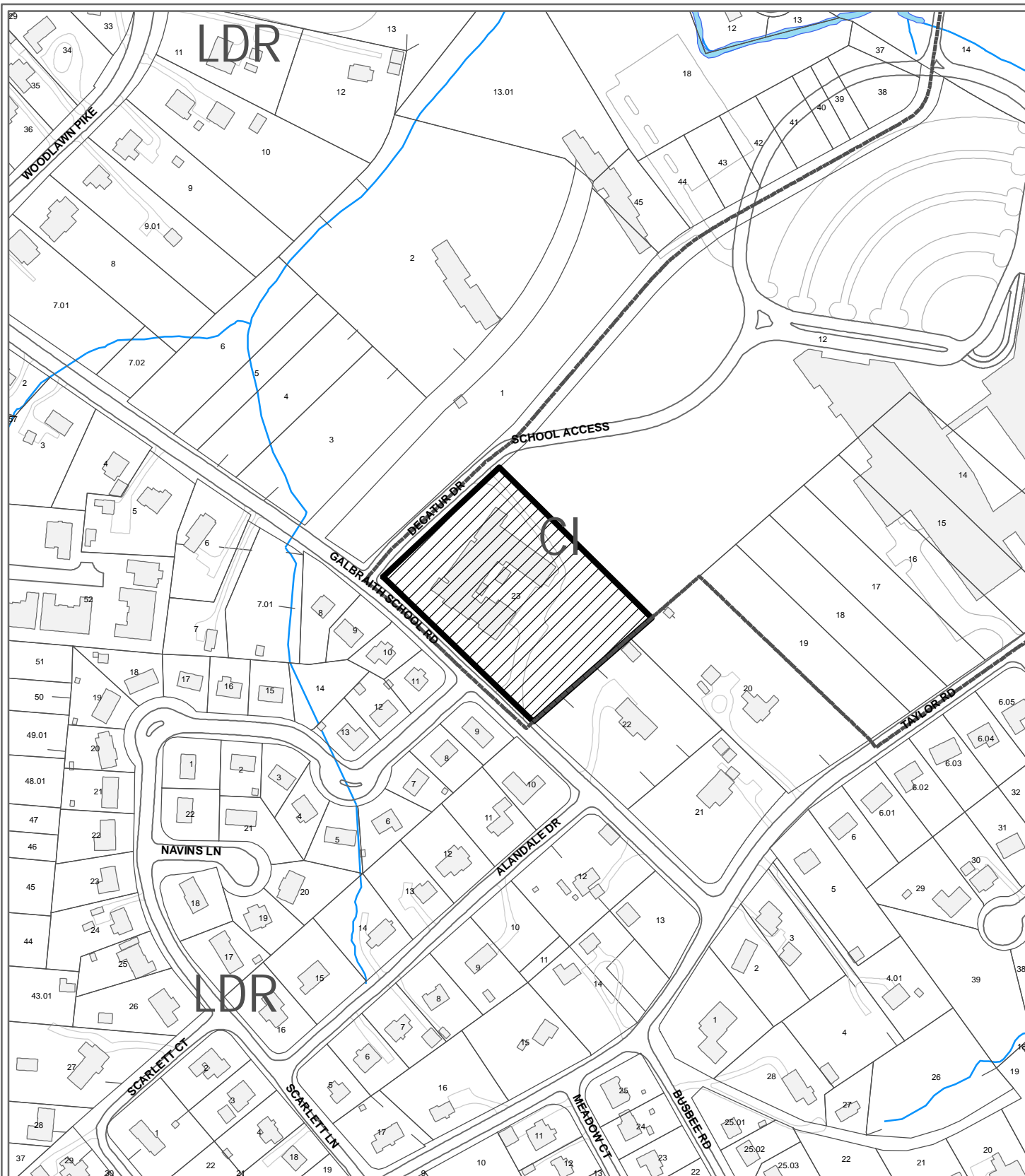


Original Print Date: 9/17/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: English, Jim

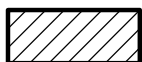
Map No: 109
Jurisdiction: City





**10-F-19-PA / 10-Q-19-RZ
PLAN AMENDMENT**

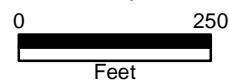
From: CI (Civic Institutional)
To: NC (Neighborhood Commercial)

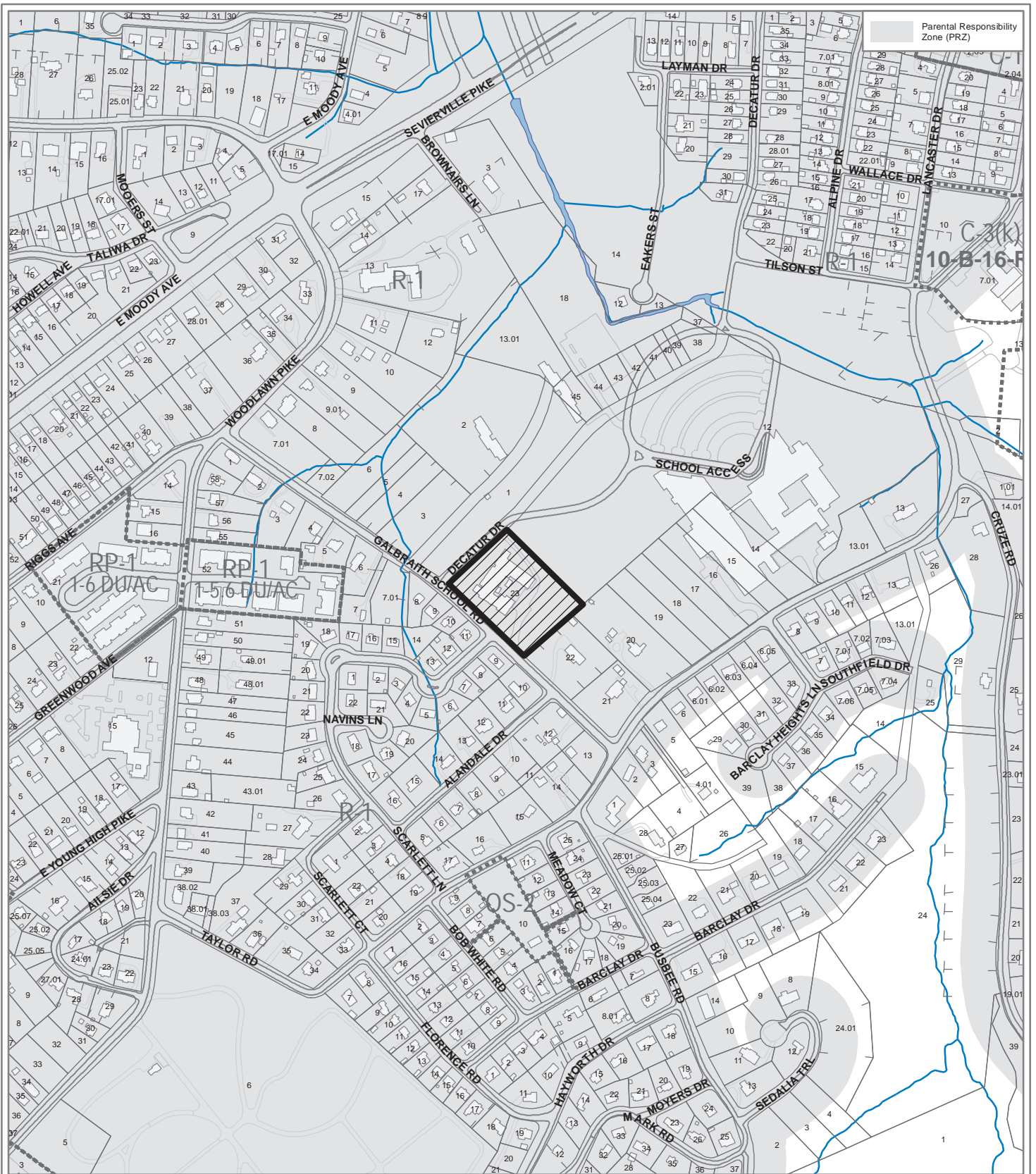


Original Print Date: 9/17/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: English, Jim

Map No: 109
Jurisdiction: City





**10-Q-19-RZ
REZONING**

From: R-1 (Low Density Residential)
To: C-1 (Neighborhood Commercial)



Petitioner: English, Jim

Map No: 109
Jurisdiction: City

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





Request to Postpone • Table • Withdraw

Name of Applicant: JIM ENGLISH

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 10-Q-19-RZ | 10-F-19-PA | 10-J-19-SP 02 2019

Date Scheduled for Planning Review: 10/10/19

Date Request Filed: 10/2/2019

Request Accepted by: Liz Albert



REQUEST

Postpone
Please postpone the above application(s) until:

DATE OF FUTURE PUBLIC MEETING

Table
Please table the above application(s).

Withdraw
Please withdraw the above application(s).

State reason for request:
MPC STAFF RECOMMENDING ALTERNATIVE PATH TO DESIRED USE

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS
Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Monday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS
Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Monday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:
Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT

Name: LOWAN HILLINS

Address: 200 W. JACKSON AVE #402

City: KNOXVILLE State: TN Zip: 37902

Telephone: 423-562-4210

Fax: _____

E-mail: LOWAN.HILLINS@GMAIL.COM



DEVELOPMENT REQUEST

DEVELOPMENT

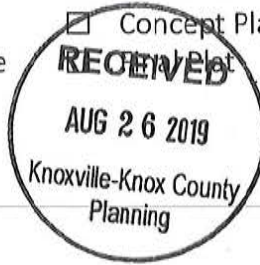
- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan

ZONING

- Plan Amendment
- Rezoning



Jim English

Applicant

8/26/2019

Date Filed

10/15/19
Meeting Date (if applicable)

10-0-19-~~01~~^{SP}
File Numbers(s)

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

Logan Higgins

Aplos Home

Name

Company

200 w. Jackson Ave #408

Knoxville

TN

37902

Address

City

State

Zip

423.502.4210

LoganAHiggins@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Jim English

3035 W. LAMAR ALEXANDER PKWY, FRIENDSVILLE

865.386.7451

Owner Name (if different)

Owner Address

Owner Phone

4333 Galbraith School Road

109KG023

Property Address

Parcel ID

North East of Galbraith School Rd, SE of Decatur Dr

2.6 Acre

General Location

Tract Size

City of Knoxville **1**

R-1

Jurisdiction (specify district above)

- City
- County

Zoning District

South City sector Plan

~~Civic Institutional~~ Institutional

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant Building **RR**

N

KUB

KUB

Existing Land Use

Rural Residential

*Septic (Y/N)

Sewer Provider

Water Provider

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: _____ Proposed Zoning _____		
	<input checked="" type="checkbox"/> Plan Amendment Change: NC Neighborhood Commercial - Sector Plan Proposed Plan Designation(s) _____		
	Mixed-Use <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: _____
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2: 1000.00	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 3: 600.00 7K	
			1600.00

AUTHORIZATION


Staff Signature

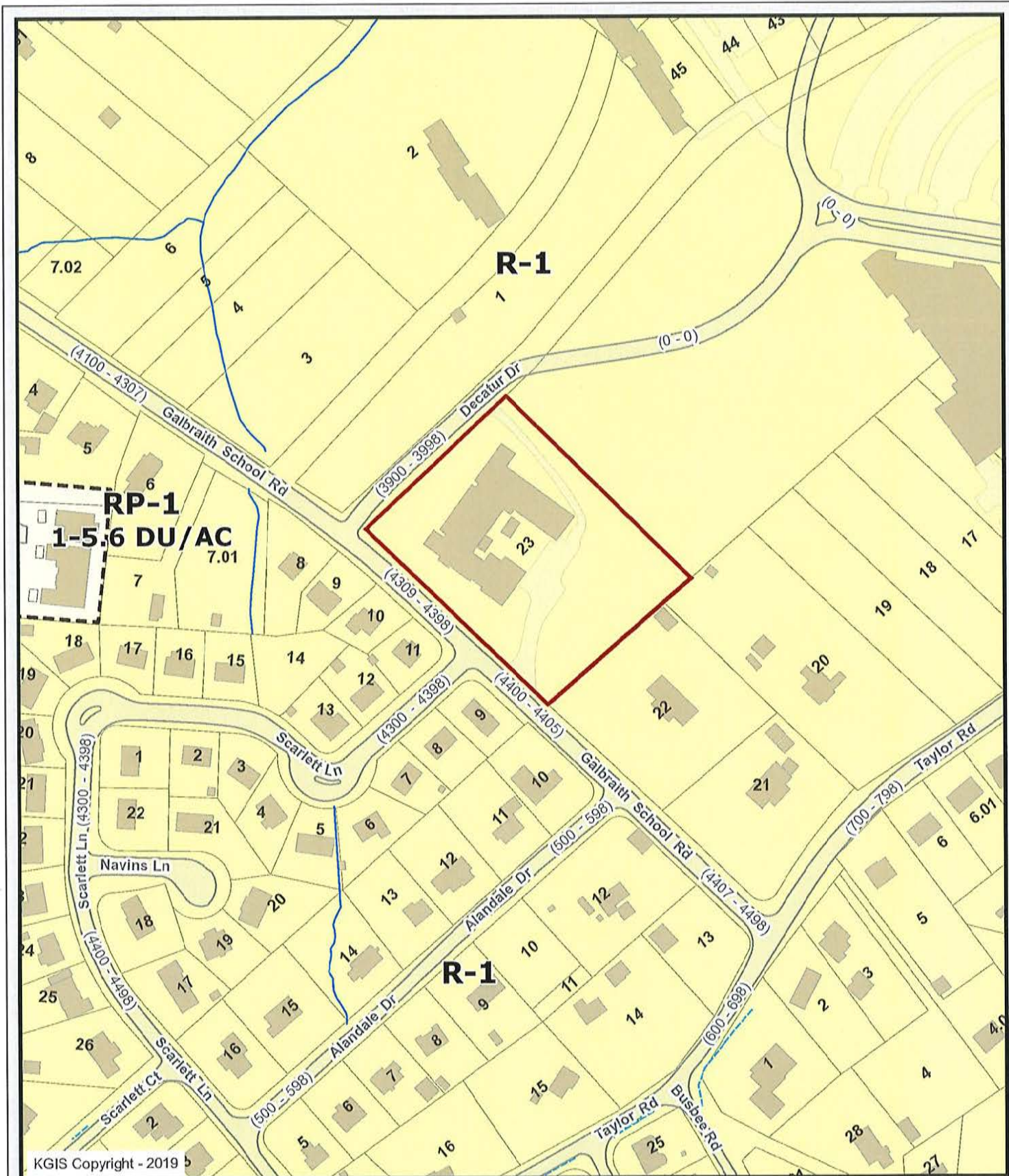
M Payne
Please Print

8/26/19
Date


Applicant Signature

JIM ENGLISH
Please Print

8/26/19
Date

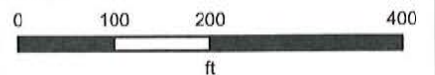


Letter Portrait

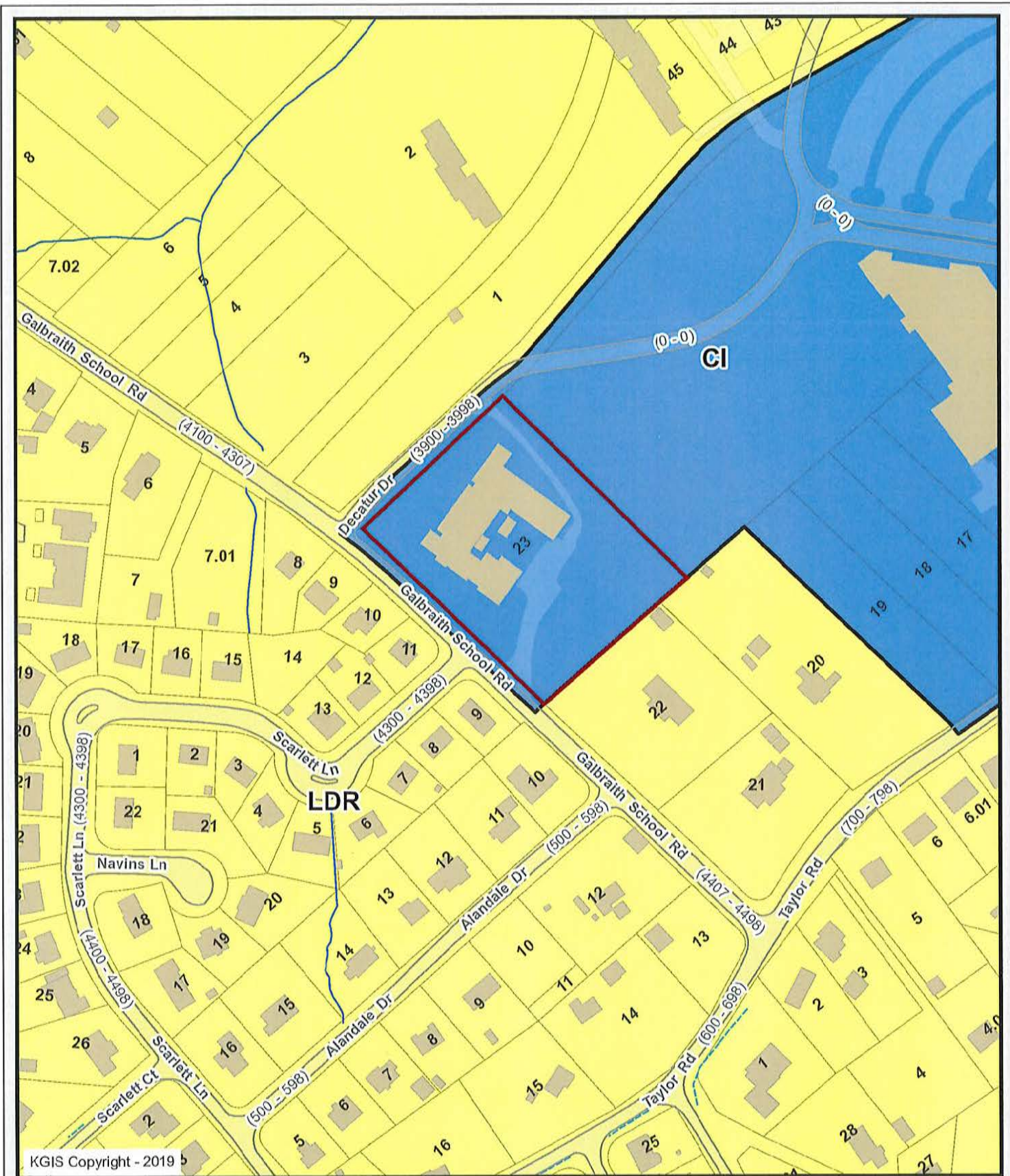
Knoxville - Knox County - KUB Geographic Information System



Printed: 8/29/2019 at 10:46:29 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



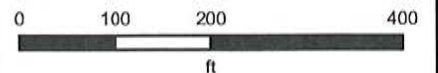
KGIS Copyright - 2019

Letter Portrait

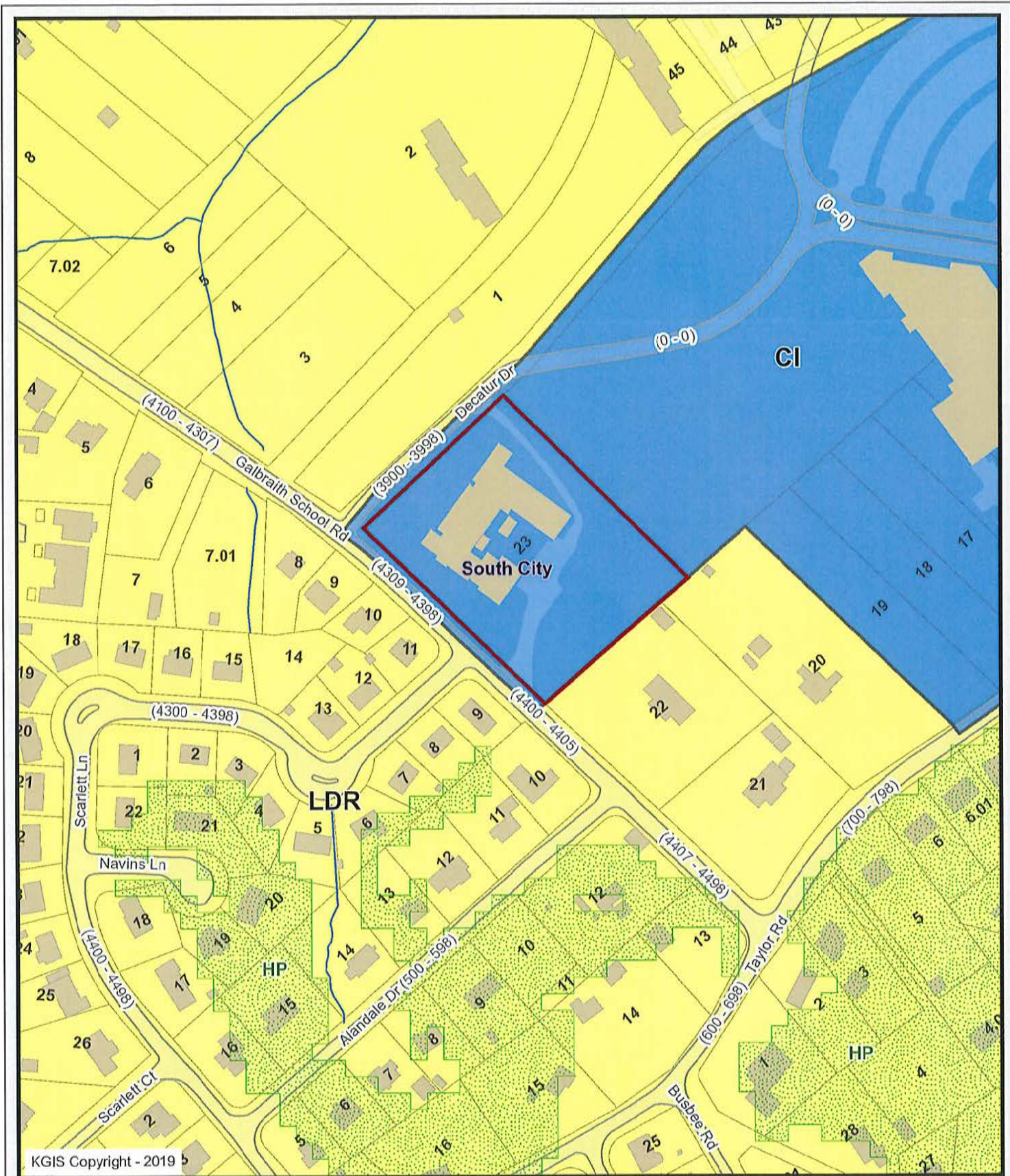
Knoxville - Knox County - KUB Geographic Information System



Printed: 8/29/2019 at 10:44:33 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



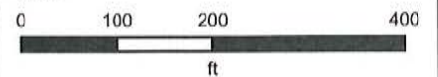
KGIS Copyright - 2019

Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/29/2019 at 10:46:06 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all camage, loss, or liability arising from any use of this map product.

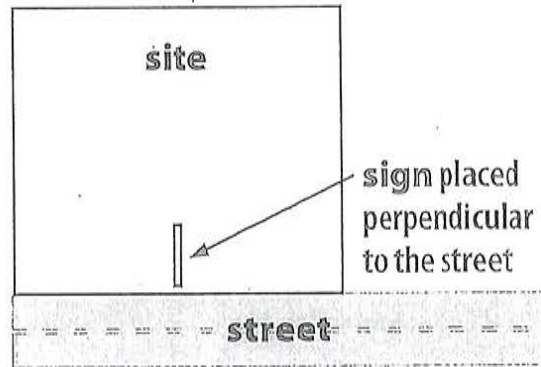
REQUIRED SIGN POSTING AGREEMENT

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 (Wed) and Oct 11 (Fri)
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: *Logan Higgins*

Printed Name: LOGAN HIGGINS

Phone: 423.502.4210 Email: LOGAN.A.HIGGINS@GMAIL.COM

Date: 8-26-19

MPC File Number: 10-Q-19-RZ / 10-F-19-PA / 10-J-19-SP



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning



Jim English

Applicant

8/26/2019

Date Filed

8/10/19
Meeting Date (if applicable)

15-Q-19-RZ
File Number(s)
15-F-19-PA
~~*15-J-19-SP*~~

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

Logan Higgins

Aplos Home

Name

Company

200 w. Jackson Ave #408

Knoxville

TN

37902

Address

City

State

Zip

423.502.4210

LoganAHiggins@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Jim English

3035 LAMAR ALEXANDER PKWY, FRIENDSVILLE, TN

865.386.7451

Owner Name (if different)

Owner Address

Owner Phone

4333 Galbraith School Road

109KG023

Property Address

Parcel ID

North East of Galbraith School Rd, SE of Decatur Dr

2.6 Acre

General Location

Tract Size

City of Knoxville

1

R-1

Jurisdiction (specify district above)

- City
- County

Zoning District

South City sector Plan

Civic Institutional Institutional

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant Building

RR

N

KUB

KUB

Existing Land Use **Rural Residential**

Septic (Y/N)

Sewer Provider

Water Provider

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> C-1 </u> Proposed Zoning		
	<input checked="" type="checkbox"/> Plan Amendment Change: <u> NC Neighborhood Commercial - Sector Plan </u> Proposed Plan Designation(s)		
	Mixed-Use <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: _____
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2: 1000.00	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 3: 600.00 7K	

AUTHORIZATION


Staff Signature

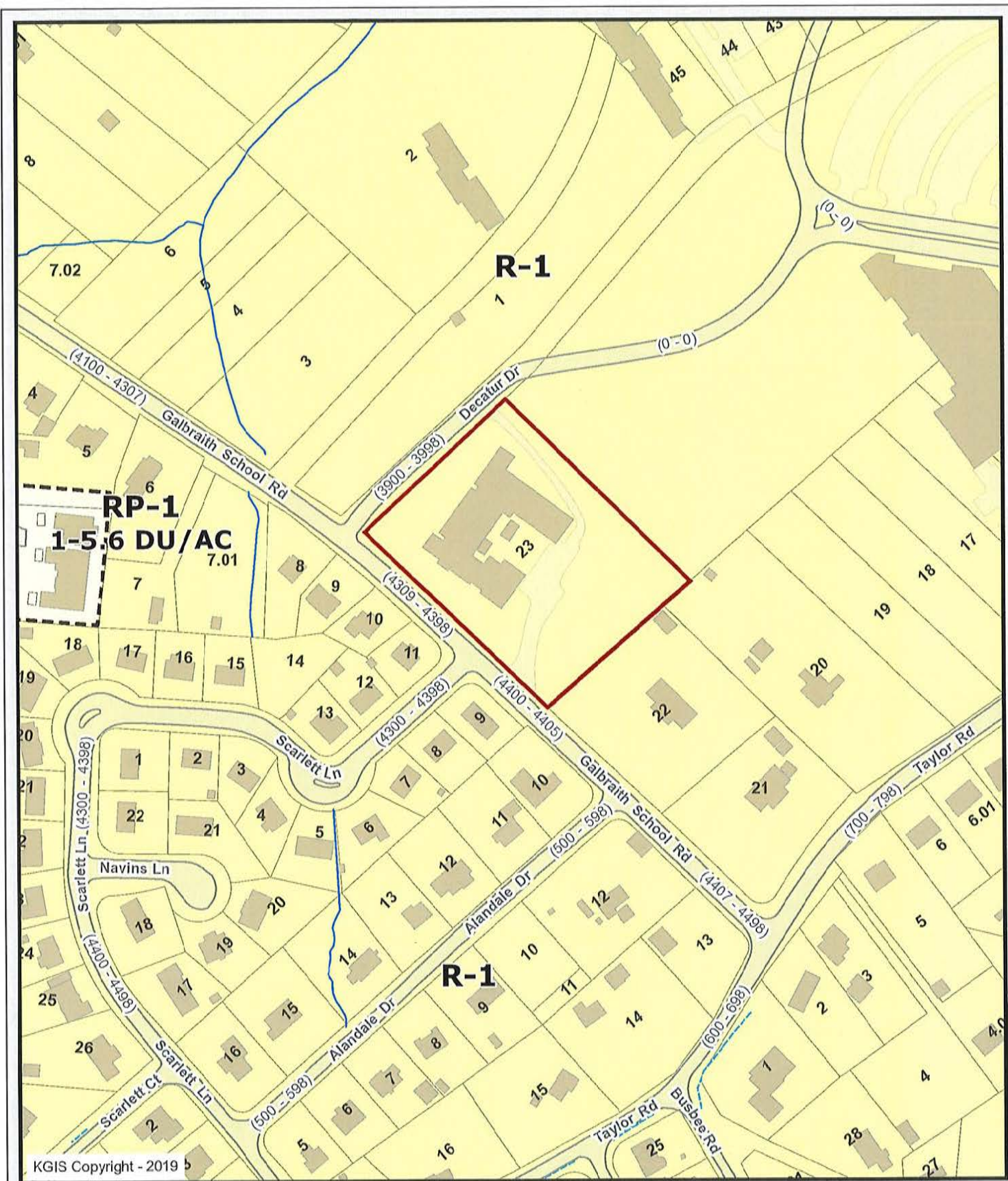
M. Payne
Please Print

8/26/19
Date


Applicant Signature

JIM ENGLISH
Please Print

8/26/19
Date



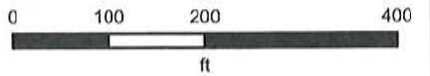
KGIS Copyright - 2019

Letter Portrait

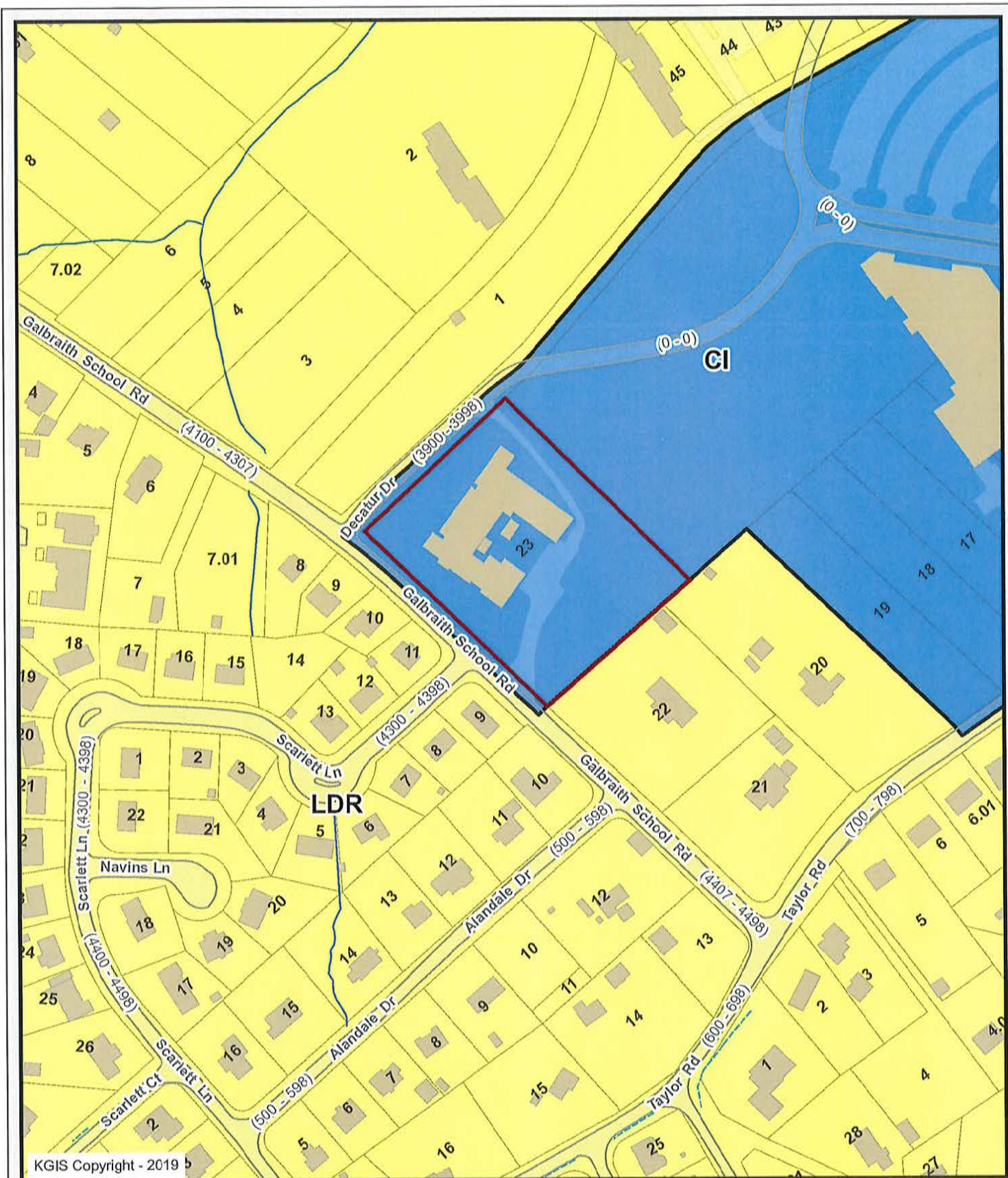
Knoxville - Knox County - KUB Geographic Information System



Printed: 8/29/2019 at 10:46:29 AM



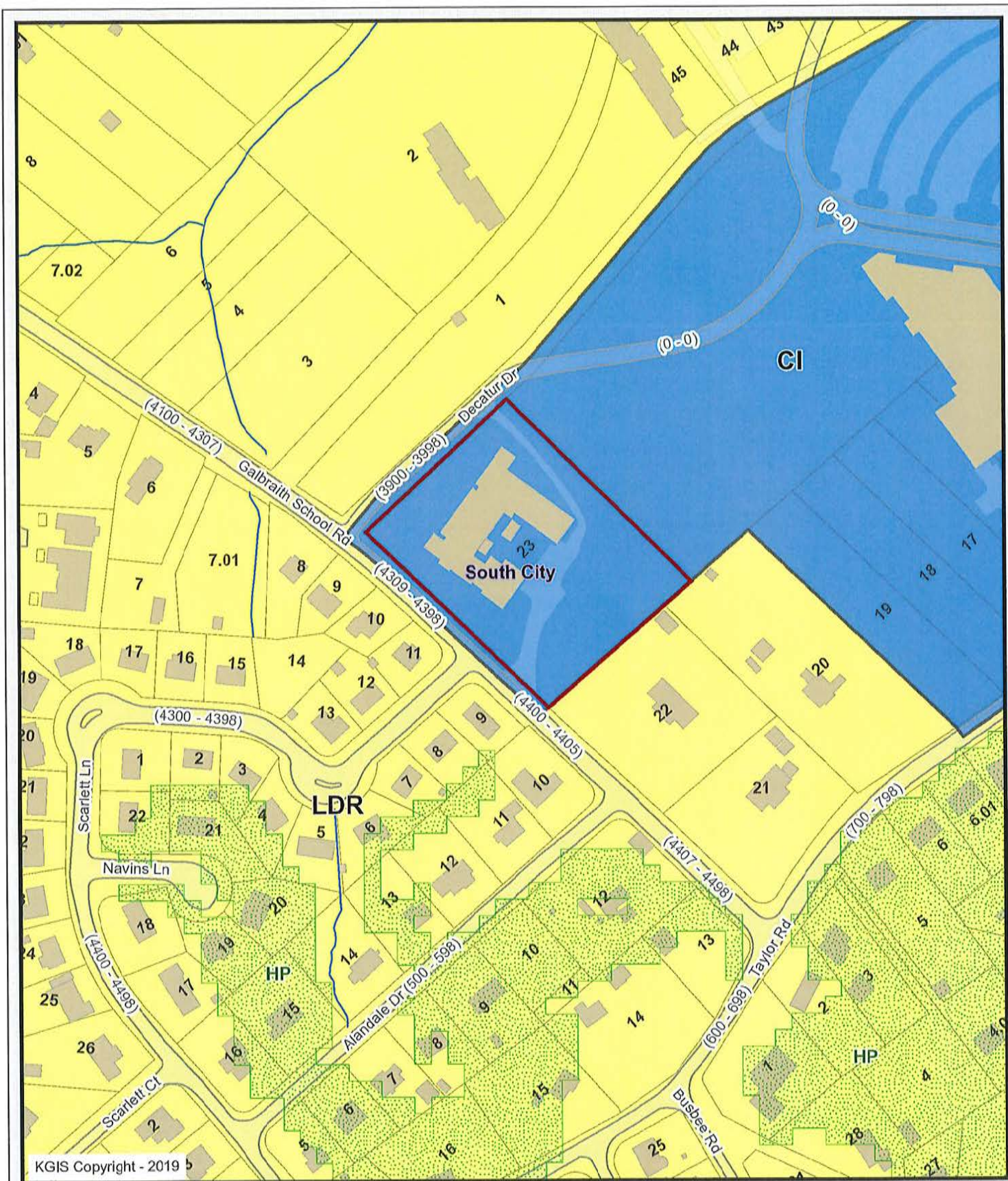
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

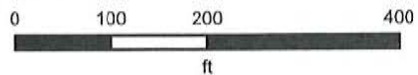


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/29/2019 at 10:46:06 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

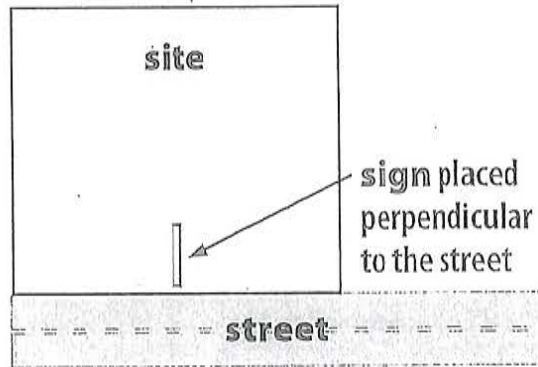
REQUIRED SIGN POSTING AGREEMENT

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 (Wed) and Oct 11 (Fri)
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: *Logan Higgins*

Printed Name: LOGAN HIGGINS

Phone: 423.502.4210 Email: LOGAN.A.HIGGINS@GMAIL.COM

Date: 8-26-19

MPC File Number: 10-Q-19-RZ / 10-F-19-PA / 10-J-19-SP