



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 9-J-19-RZ **AGENDA ITEM #:** 28  
 9-D-19-SP **AGENDA DATE:** 9/12/2019

▶ **APPLICANT:** **ROBERT CAMPBELL**  
 OWNER(S): Todd Garrett Garrett Development & Construction, LLC

TAX ID NUMBER: 47 C D 012 047 117 (PART OF) [View map on KGIS](#)

JURISDICTION: Commission District 7

STREET ADDRESS: 7605 Cedarcrest Dr.

▶ **LOCATION:** **North side of East Emory Road, southwest side of Cedarcrest Rd at their intersection**

▶ **TRACT INFORMATION:** **0.5 acres. this application also includes part of 1317 E. Emory Road (047 117)**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cedarcrest Road, a local street with a pavement width of 26.5 feet and right of way width of 50 feet. Access is also via E. Emory Road (State Route 131), a four lane major arterial, with a pavement width of 60 feet within a right of way of 100 feet.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **LDR (Low Density Residential) & O (Office) / RA (Low Density Residential)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **GC (General Commercial) / CA (General Business)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **To extend parking for existing business (Mahalo Coffee Roasters)**

EXTENSION OF PLAN DESIGNATION/ZONING: GC is adjacent to the west of the property.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Single family residential - LDR

South: Commercial - O

East: Single family residential - LDR

West: Agriculture - GC

NEIGHBORHOOD CONTEXT: The area is along the commercial corridor / node along E. Emory Road and at the intersection with Dry Gap Pike. A single family residential zoned

neighborhood and large vacant agriculture land with commercial zoning are adjacent to the property.

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**STAFF RECOMMENDATION:**

- ▶ **Postpone the plan amendment for 30-days to the October 10 meeting, as requested by the applicant.**

Postpone the plan amendment for 30-days to the October 10th meeting, as requested by the applicant.

- ▶ **Postpone the rezoning for 30-days to the October 10th meeting, as requested by the applicant.**

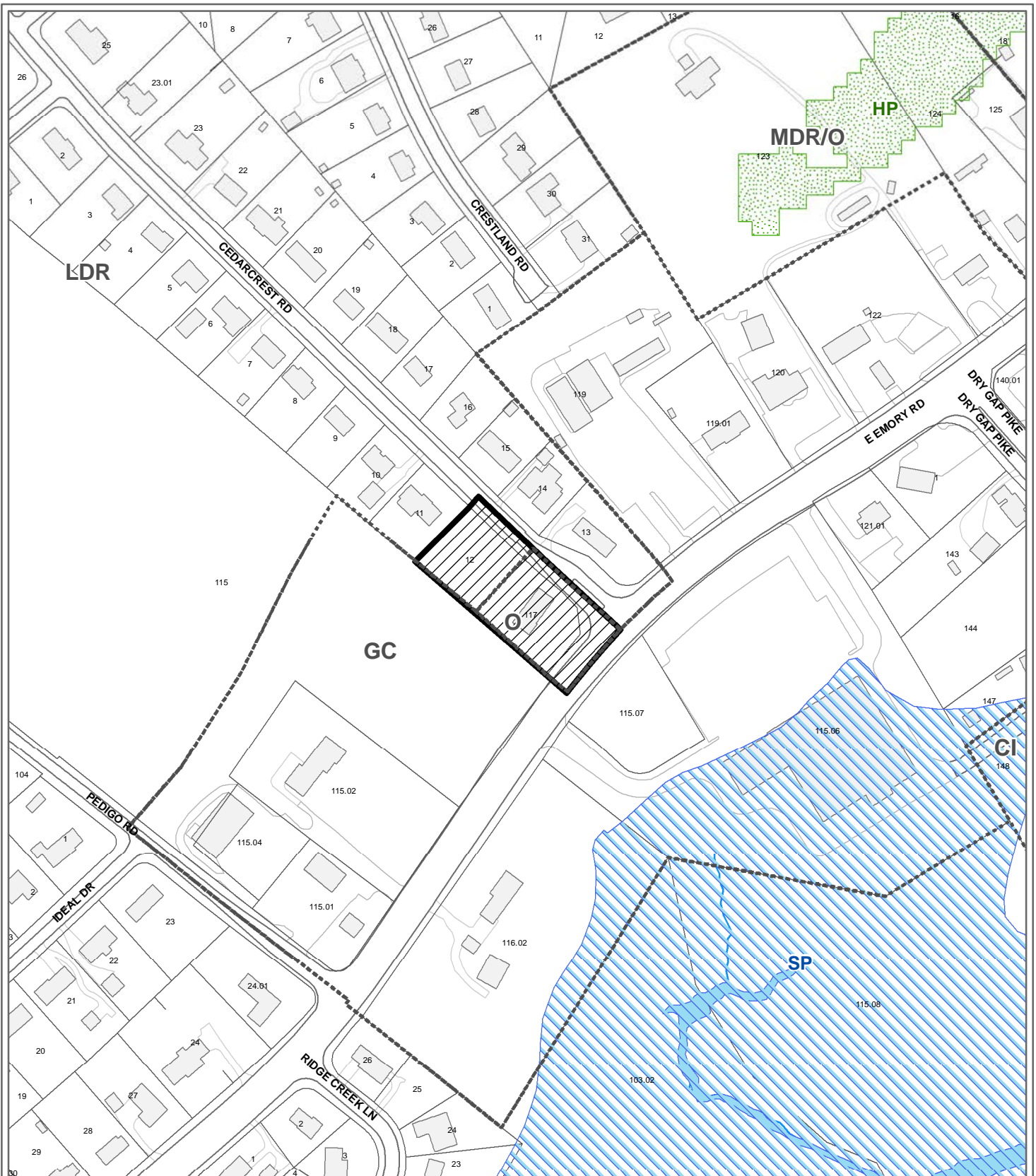
Postpone the rezoning for 30-days to the October 10th meeting, as requested by the applicant.

**COMMENTS:**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/28/2019. 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.



**9-D-19-SP / 9-J-19-RZ  
NORTH COUNTY SECTOR PLAN AMENDMENT**

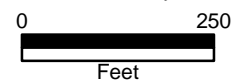
From: LDR (Low Density Residential) & O (Office)  
To: GC (General Commercial)



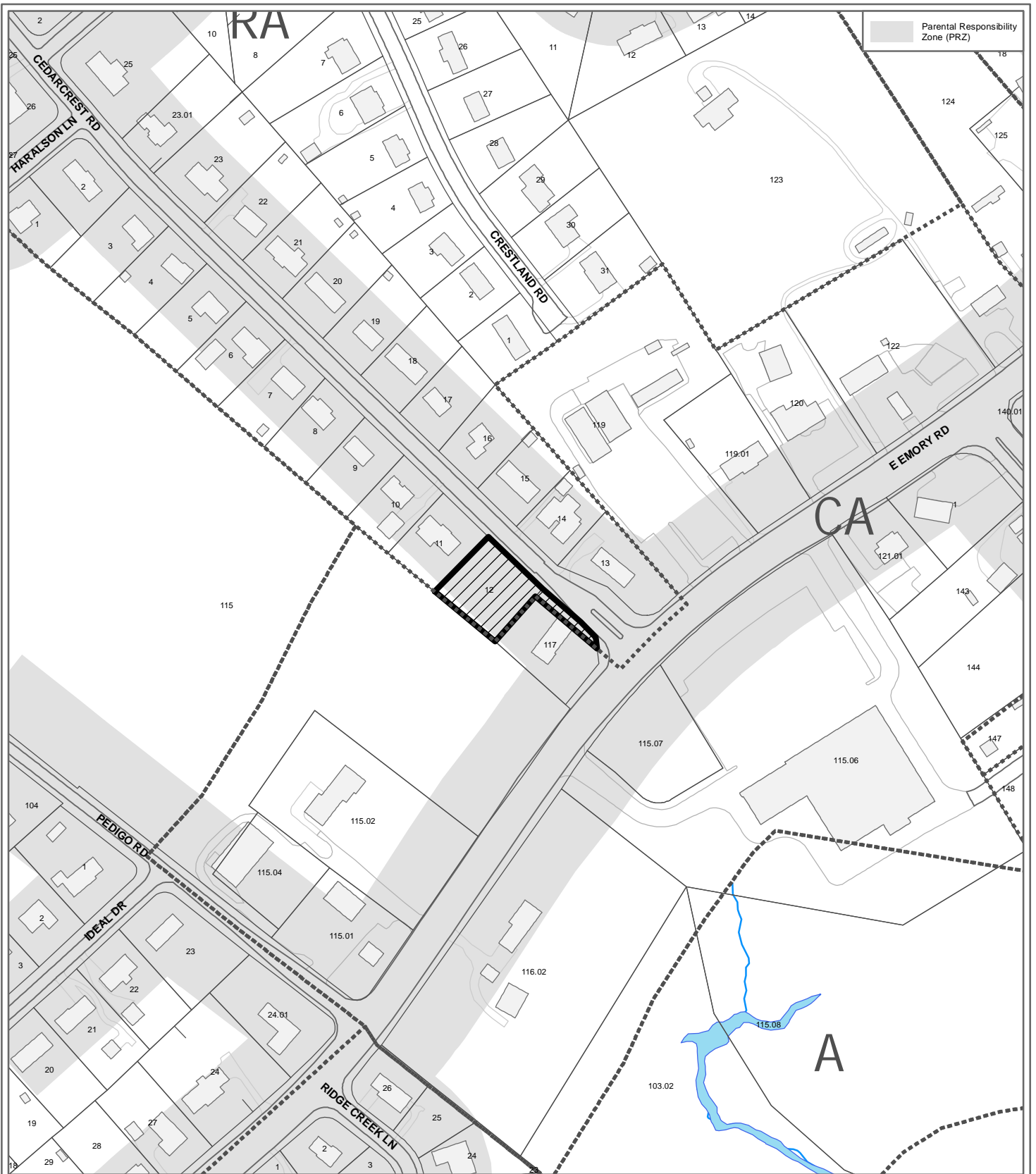
Petitioner: Robert Campbell

Map No: 47

Jurisdiction: County



Original Print Date: 8/19/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**9-J-19-RZ  
REZONING**

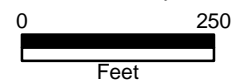
From: RA (Low Density Residential)  
To: CA (General Business)



Petitioner: Robert Campbell

Map No: 47

Jurisdiction: County



Original Print Date: 8/19/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

9-J-19-RZ\_9-D-19-SP\_PP\_9-12-19



Robert G. Campbell & Associates

7523 Taggart Lane  
Knoxville, TN 37938  
Ph: 865-947-5996  
Fax: 865-947-7556

2540 Sand Pike Blvd  
Suite #3  
Pigeon Forge, TN 37863  
Ph: 865-366-2516  
fax 865-947-7556

August 23, 2019

Liz Albertson  
Knoxville-Knox County Planning  
City/County Building  
400 Main Street  
Knoxville, TN 37902



RE: Rezoning - CLT 47 Parcel 12  
RGC #19004  
Planning Services Files 9-J-19-RZ & 9-D-19-SP

Dear Ms. Albertson:

On behalf of Garrett Construction and Development, LLC, we hereby request that the rezoning and sector plan amendment on the parcel listed above be postponed for 30 days.

Please call if you have any questions or comments.

Sincerely,  
Robert Campbell & Associates, LP

Garrett M. Tucker, PE

+40%



# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning



Applicant: Robert Campbell

Date Filed: 7/31/19

Meeting Date (if applicable): September 12, 2019

File Numbers(s): 9-1-19-RZ, 9-D-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

Garrett Tucker, PE		Robert G. Campbell and Associates, LP	
Name	Company		
7523 Taggart Lane	Knoxville	TN	37938
Address	City	State	Zip
865-947-5996	rcampbell@rgc-a.com		
Phone	Email		

## CURRENT PROPERTY INFO


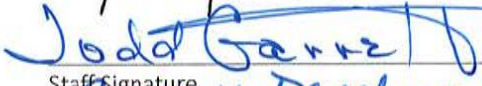

GARRETT DEVELOPMENT AND CON 4930 W BEAVER CREEK DR POWEL 865-806-9806

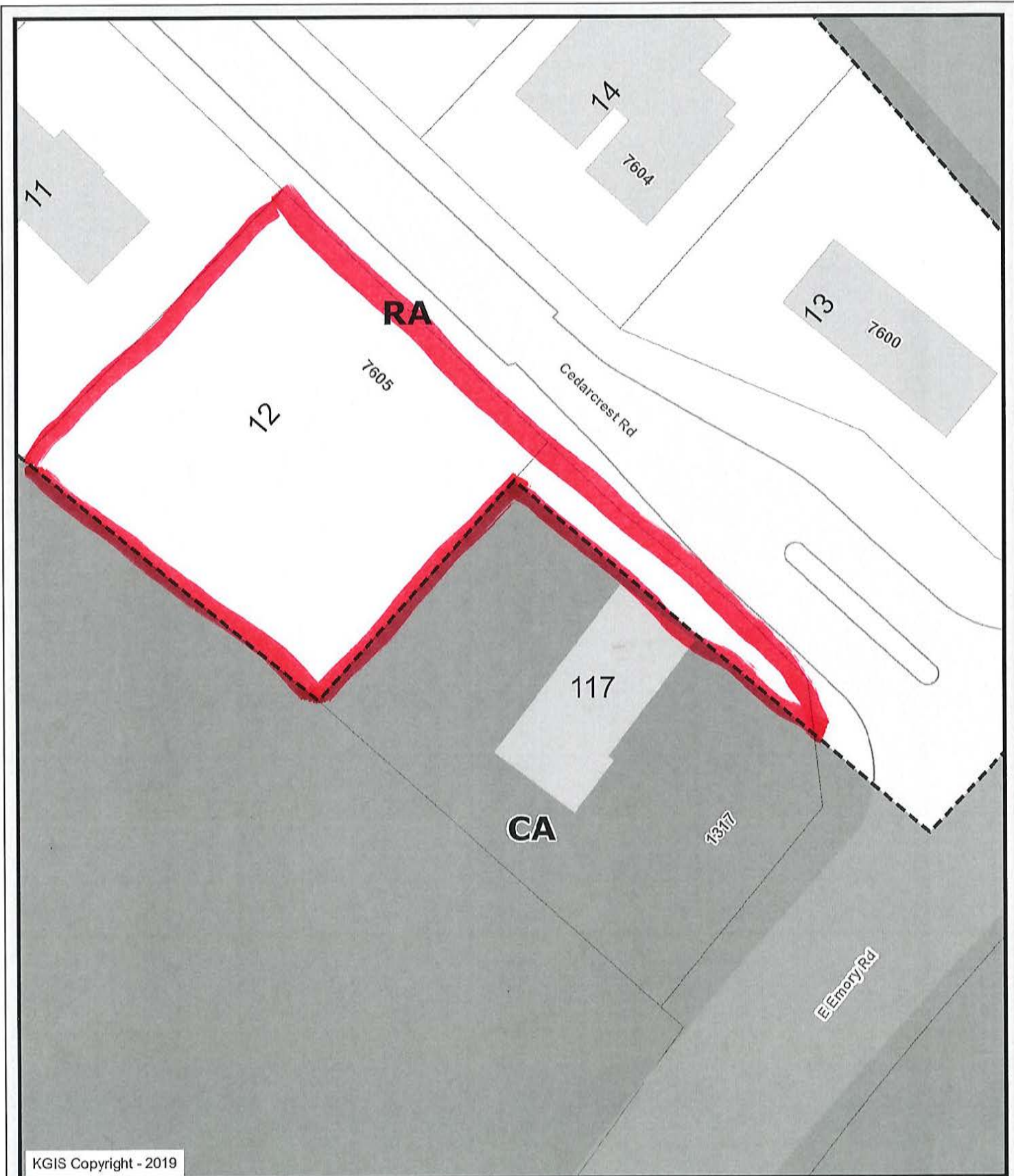
Owner Name (if different)	Owner Address	Owner Phone
7605 CEDARCREST RD KNOXVILLE, TN 37938	047CD012, portion of 047 117	
Property Address <u>P/O 1317 E Emory Rd</u> <u>SW/5 Cedar Crest Rd, N/5 Emory Rd</u>	Parcel ID	
NORTH KNOXVILLE -EMORY AT CEDARCREST	0.5	
General Location	Tract Size	
Seventh	RA	
Jurisdiction (specify district above)	<input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
North County	LDR <u>4 0</u>	Planned Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Vacant	N	HPUD
Existing Land Use	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>CA</u> Proposed Zoning _____			
	<input checked="" type="checkbox"/> Plan Amendment Change: <u>Commercial</u> <u>From LDR and O to GC</u> Proposed Plan Designation(s) _____			
	Extend parking for existing commercial business			
<input type="checkbox"/> Proposed Property Use (specify) _____			Proposed Density (units/acre) _____	Previous Rezoning Requests _____
<input type="checkbox"/> Other (specify): _____				

STAFF USE ONLY	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Administrative <input type="checkbox"/> Meeting <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <b>ADDITIONAL REQUIREMENTS</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	2,240.00	RZ 1,400.00 SP 840.00
		~	
		~	2,240.00

 M. Payne 7/31/19  
**AUTHORIZATION**  
 Todd Garrett 7/31/19  
 Staff Signature Date  
Garrett Development & Construction  
4930 W. Beaver Creek Dr Powell TN 37849  
 Robert G. Campbell 7/31/19  
 Applicant Signature Date



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### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

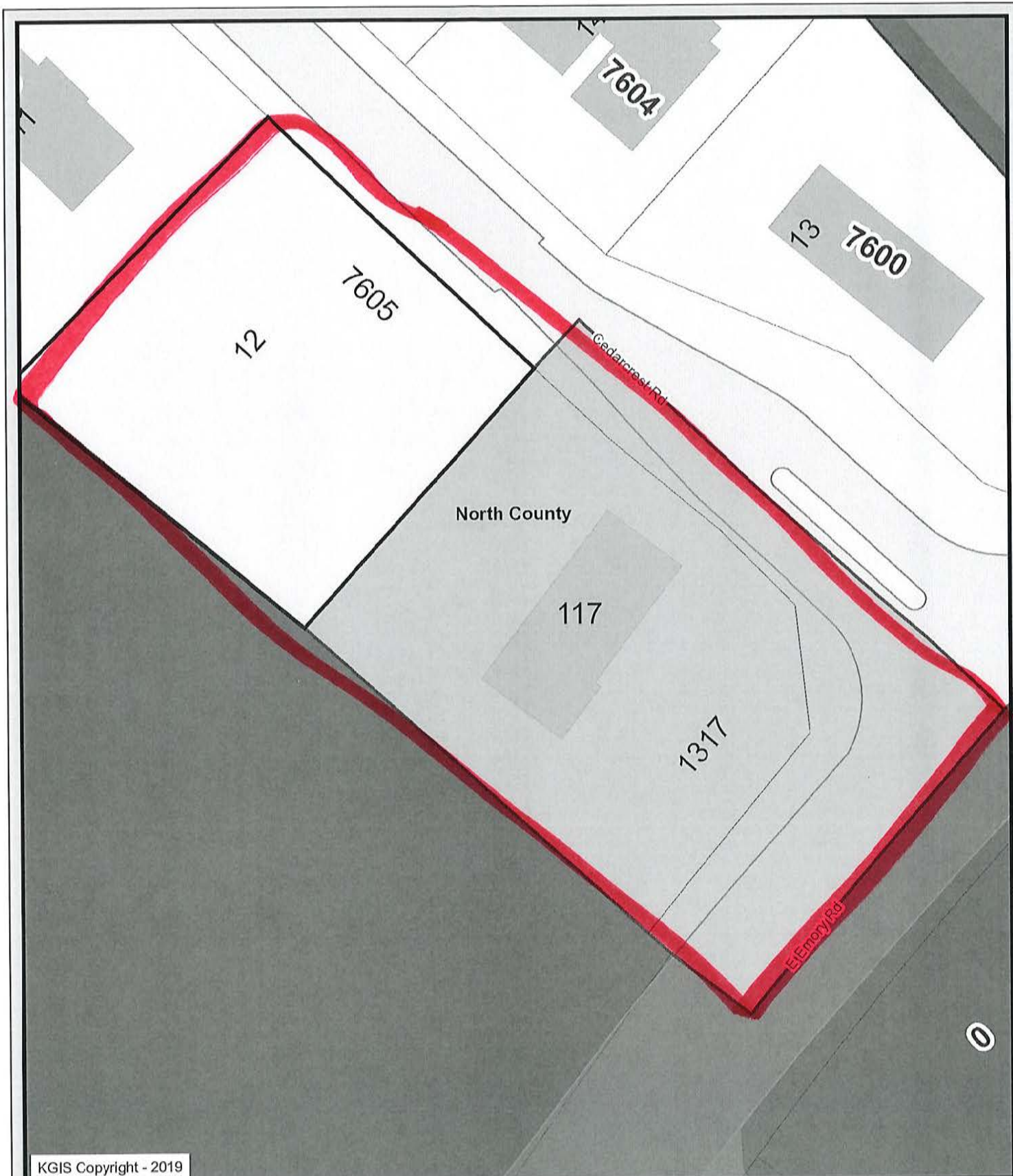


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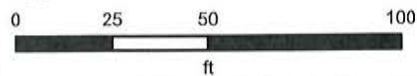
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### Letter Portrait

**Knoxville - Knox County - KUB Geographic Information System**



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

Source: KGIS

ACTIVE      NORMAL

08/01/2019

District	Map	Insert	Group	Parcel	Ward	Property Location			
E6	47	C	D	12		7605 CEDARCREST RD			
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )		Acreage
CEDAR CREST NORTH UNIT 1				B-	12-	<u>54S-42</u>	135X139.53XIRR		0.00 - A.C. Deeded
									0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address	
SMITH H C & MARY E				2/10/1976	<u>1573</u>	163		1317 E EMORY RD KNOXVILLE, TN 37938	
HELMON C SMITH TRUST				8/31/2015	<u>20150908</u>	0015670		317 EMORY RD ATTN: H C SMITH KNOXVILLE, TN 37938	
GARRETT DEVELOPMENT AND CONSTRUCTION LLC				5/15/2018	<u>20180515</u>	0067502	\$ 256,500	4930 W BEAVER CREEK DR POWELL, TN 37849	

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Remarks	
ATTRIBUTES FROM NCR LOADER	
Parent Parcel	Parent Instrument Number
Previous Parcel ( Split From )	Next Parcel ( Merged Into )

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

Source: KGIS

ACTIVE      NORMAL

08/01/2019

District	Map	Insert	Group	Parcel	Ward	Property Location		
E6	47			117		1317 E EMORY RD		
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
				-	-	=	182.27M X 128.25 X IRR	0.00 - A.C. Deeded
								0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address
SMITH HELMON C & MARY EVELYN				2/19/1963	<a href="#">1222</a>	533		1317 E EMORY RD KNOXVILLE, TN 37938
				2/12/2002	<a href="#">20020212</a>	0066675		
HELMON C SMITH TRUST				8/31/2015	<a href="#">20150908</a>	0015670		317 EMORY RD ATTN: H C SMITH KNOXVILLE, TN 37938
GARRETT DEVELOPMENT AND CONSTRUCTION LLC				5/15/2018	<a href="#">20180515</a>	0067502	\$ 256,500	4930 W BEAVER CREEK DR POWELL, TN 37849

**Remarks**

L/A

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

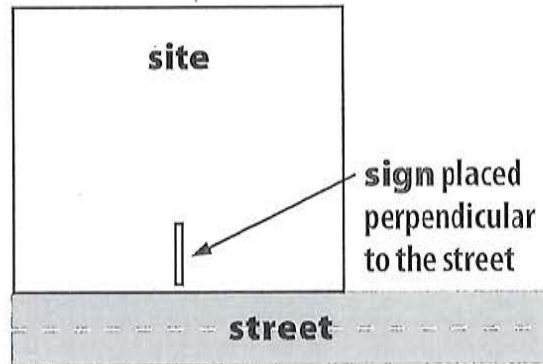
## REQUIRED SIGN POSTING AGREEMENT

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:

8/29/19 and 9/13/19  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Jane F. Campbell

Printed Name: Jane F. Campbell

Phone: 865-947-5996 Office Email: JFC@fugate@rgc-a.com

Date: 7-31-19

MPC File Number: 9-2-19-RZ, 9-D-19-5P