

REZONING REPORT

▶ **FILE #:** 4-J-20-RZ

AGENDA ITEM #: 18

AGENDA DATE: 4/9/2020

▶ **APPLICANT:** DEBRA & ASHLEY SULLIVAN

OWNER(S): Debra & Ashley Sullivan

TAX ID NUMBER: 71 J J 008

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 4820 Asheville Hwy.

▶ **LOCATION:** South side of Asheville Hwy., south of Grata Rd., north of Holston Dr.

▶ **APPX. SIZE OF TRACT:** 0.77 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Asheville Highway a 4-lane major arterial with a right of way width of 112 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Loves Creek

▶ **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood) and F (Floodway Overla

▶ **ZONING REQUESTED:** O (Office) and F (Floodway Overlay)

▶ **EXISTING LAND USE:** Office

▶
EXTENSION OF ZONE: No

HISTORY OF ZONING: 5-B-92-RZ: R-1 to R-1A

SURROUNDING LAND USE AND ZONING: North: Single family residential, Agriculture/forestry/vacant - RN-1 (Single-Family Residential Neighborhood)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood)

East: Public-quasi public - RN-1 (Single-Family Residential Neighborhood) and F (Floodway)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood) and F (Floodway)

NEIGHBORHOOD CONTEXT: The area is part of the Asheville Highway corridor in a transitional area between commercially zoned properties and single family residential neighborhoods.

STAFF RECOMMENDATION:

▶ **Withdraw the application at the request of the applicant.**

COMMENTS:

Withdraw the application at the request of the applicant.

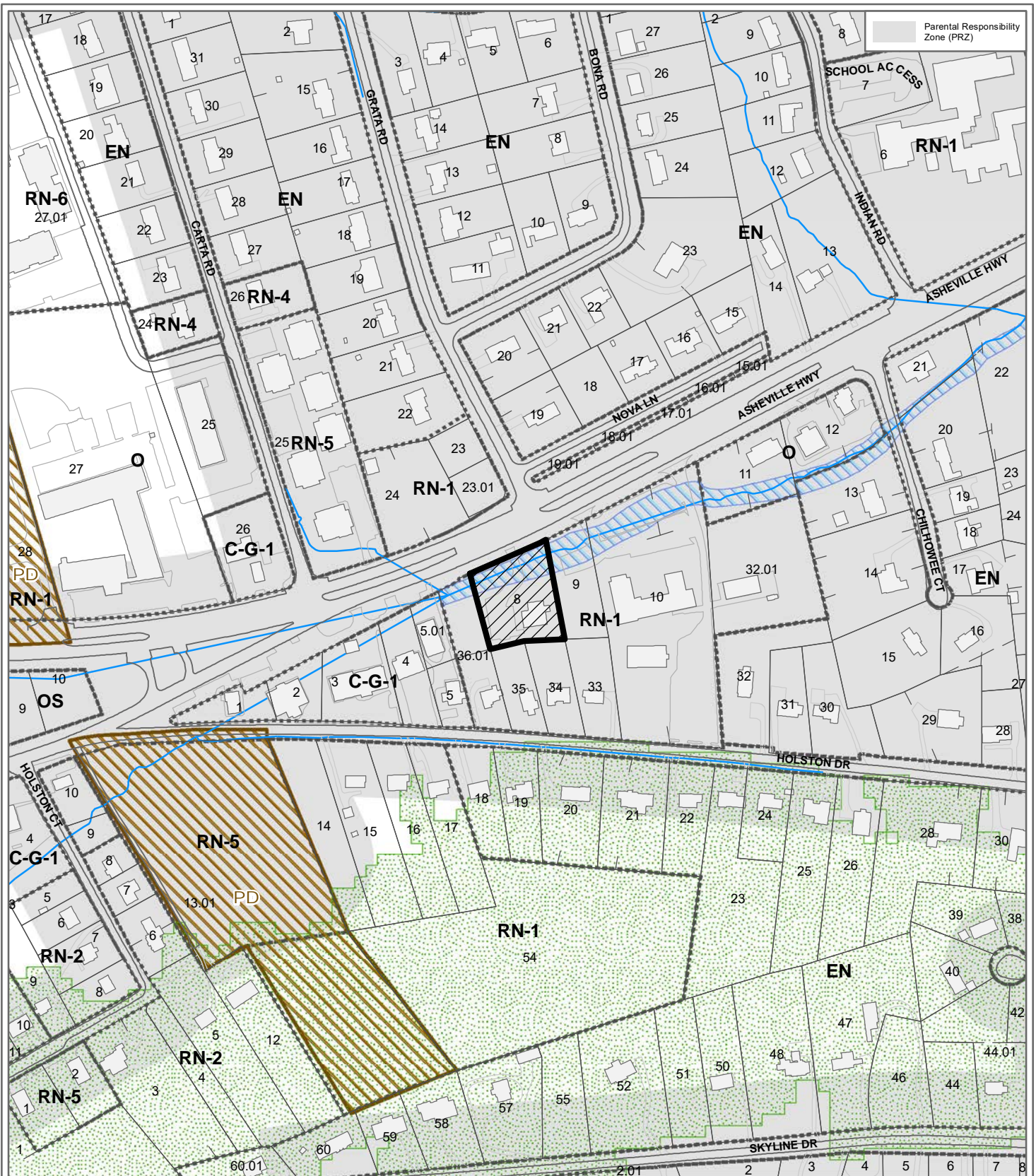
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Holston Middle, and Carter High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 5/5/2020 and 5/21/2019. 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.



**4-J-20-RZ
REZONING**

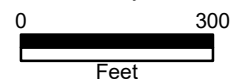
From: RN-1 (Single-Family Residential Neighborhood) and F (Floodplain Overlay)
 To: O (Office) and F (Floodplain Overlay)



Petitioner: Sullivan, Debra & Ashley

Map No: 71

Jurisdiction: City



Original Print Date: 3/16/2020

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Request to Postpone • Table • Withdraw

Name of Applicant: Debra and Ashley Sullivan

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 4-J-20-RZ

Date Scheduled for Planning Review: 4/9/20

Date Request Filed: 2/28/20

Request Accepted by: Elizabeth Albertson

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:

NOT NEEDED.

Eligible for Fee Refund? Yes No

Amount: N/A (FEE WAIVED - 2-year post update)

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

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

Signature: Debra M. Sullivan

PLEASE PRINT

Name: Debra M. Sullivan

Address: 5420 Holston Hills Rd

City: Knoxville State: TN Zip: 37914

Telephone: 865-336-2802

E-mail: dmason1325@aol.com

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.



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Debra and Ashley Sullivan

Applicant Name	Debra and Ashley Sullivan		Affiliation	
Date Filed	2/28/2020	Meeting Date (if applicable)	4/9/2020	File Numbers(s)
				A-S-20-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

Debra Sullivan

Name	Debra Sullivan		
Company			
Address	5420 Holston Hills Rd	City	Knoxville TN 37914
Phone	865-335-2802	Email	dmason1325@aol.com

CURRENT PROPERTY INFO

Owner Name (if different)	Ashley & Debra Sullivan	Owner Address	5420 Holston Hills Rd	Owner Phone	865-335-2802	
Property Address	4820 Asheville Hwy	Parcel ID	071JJ008	Tract Size	0.77 acres	
General Location	South side of Asheville Hwy, across from Grata Rd, n. of Holston Dr.					
City Council District 6	RN-1 / F					
Jurisdiction (specify district above)	<input checked="" type="checkbox"/> City <input type="checkbox"/> County	Zoning District				
East City	O (Office)	/STREAM PROTECTION w/in the City				
Planning Sector	Office	Sector Plan Land Use Classification	N	KUB	Growth Policy Plan Designation	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider		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
Proposed Zoning _____

Plan Amendment Change: _____
Proposed Plan Designation(s) _____

Office _____

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

Other (specify): _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

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:

FEE 2:

FEE 3:

TOTAL:

*Waived
2-year

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Ashley H. Sullivan
Applicant Signature

Ashley H. SULLIVAN
Please Print

2/28/2020
Date

(865) 335 2802
Phone Number

dmason1325@aol.com
Email

Elizabeth Albertson
Staff Signature

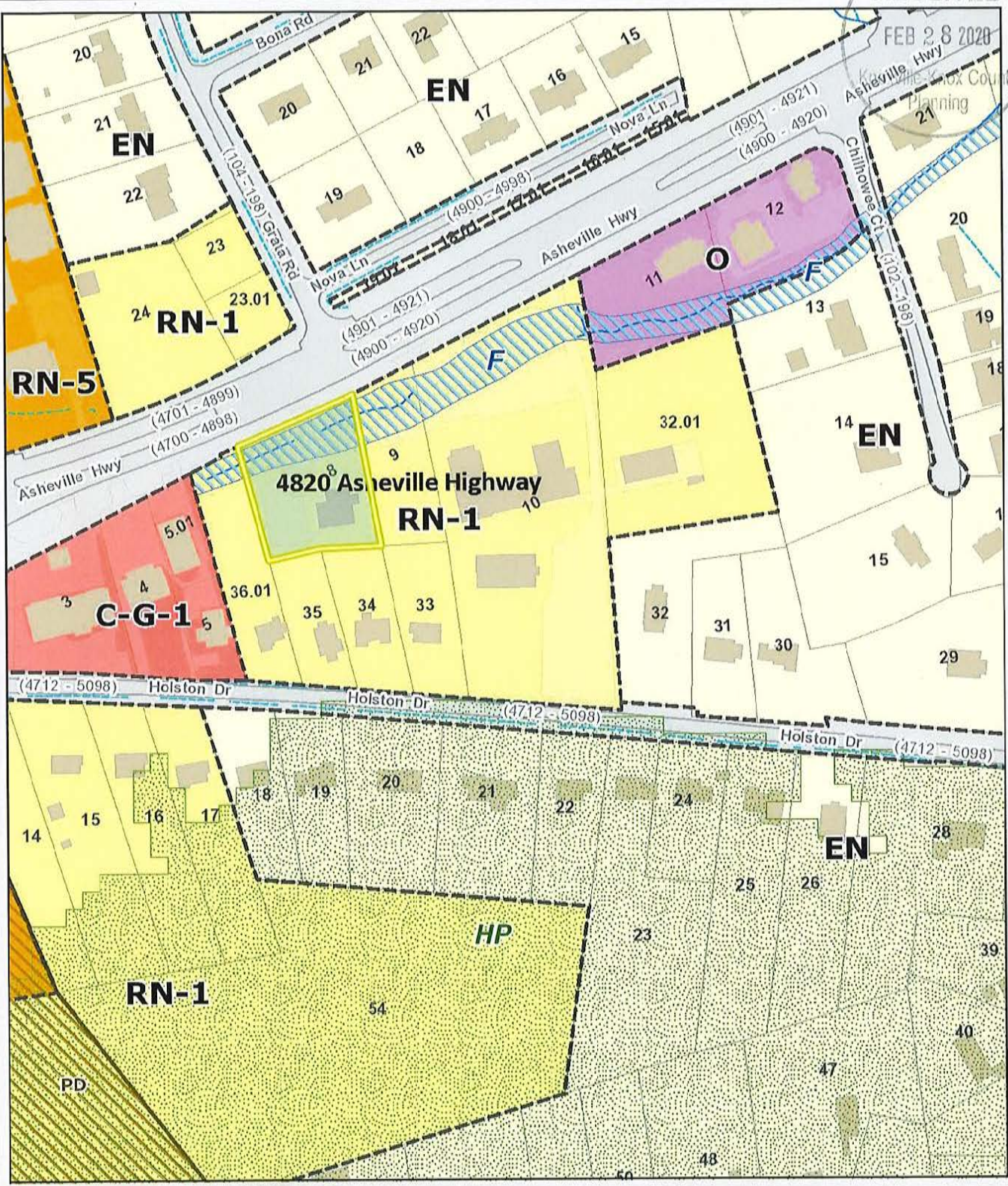
Elizabeth Albertson
Please Print

2/28/20
Date

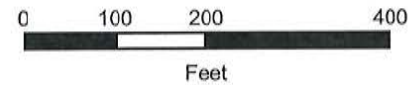
RECEIVED

FEB 28 2020

Knox County Planning



Zoning Map
4820 Asheville Highway



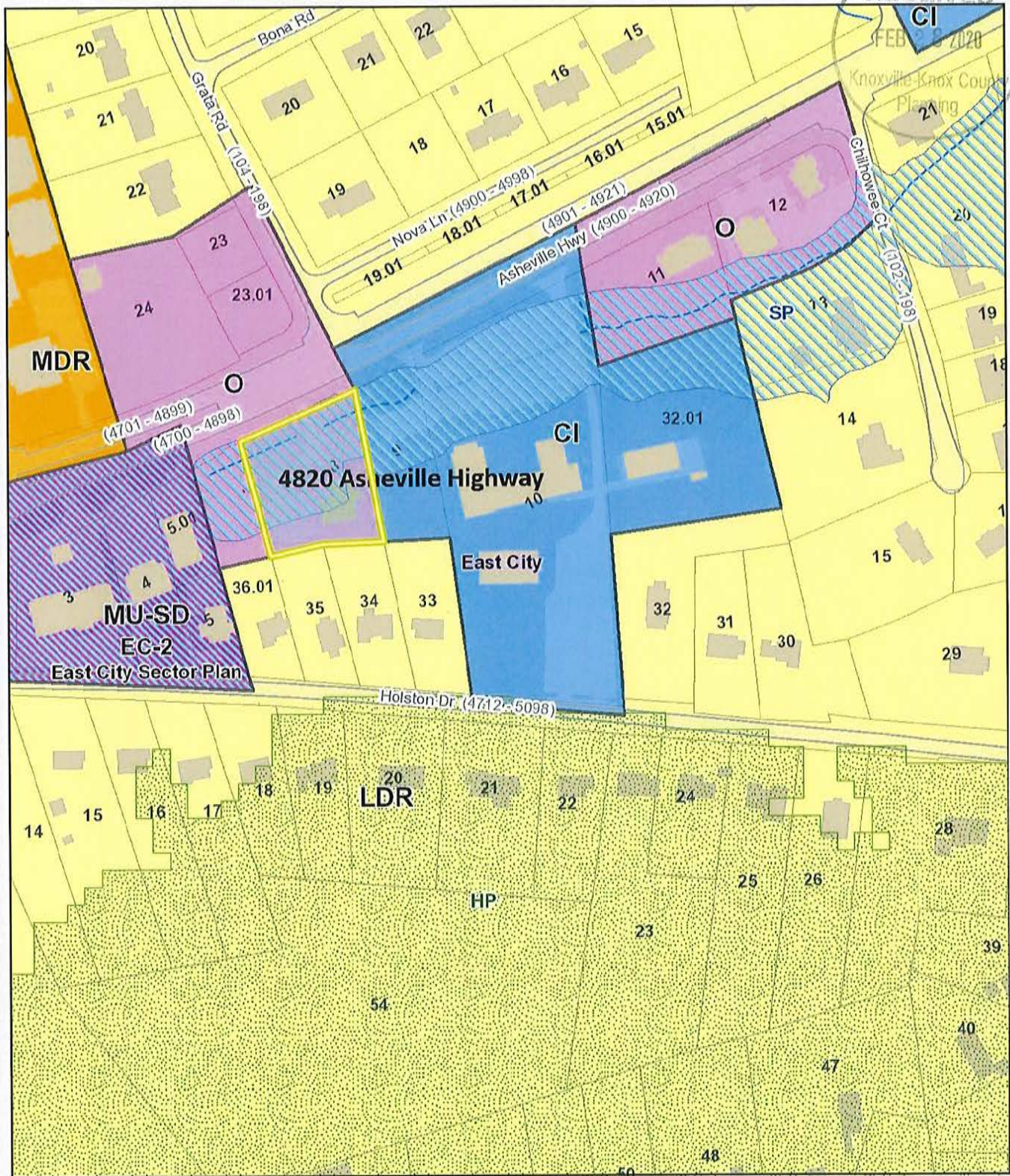
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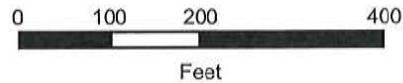
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FEB 13 2020

Knoxville-Knox County
Planning



Sector Plan Map
4820 Asheville Highway

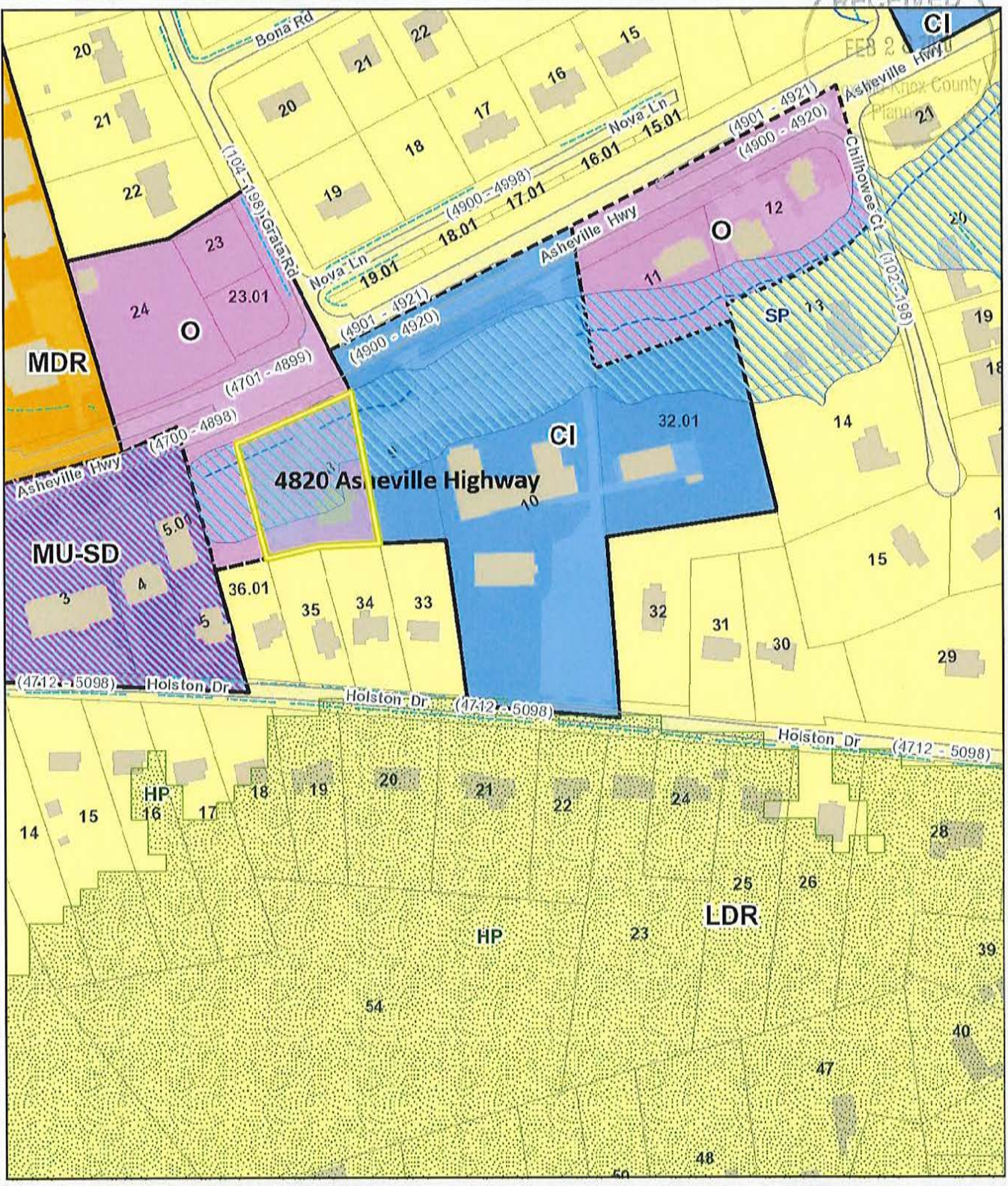


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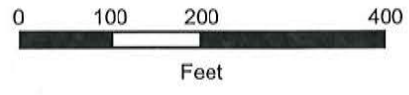
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Knox County
Planning



One Year Plan Map 4820 Asheville Highway



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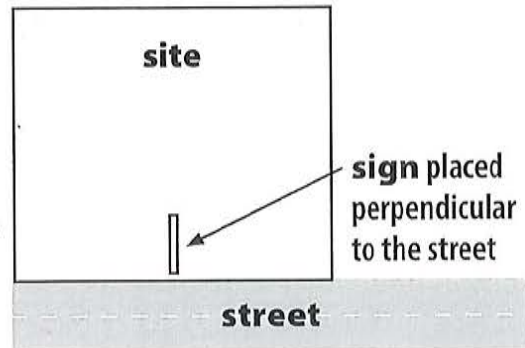
REQUIRED SIGN POSTING AGREEMENT

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:

3/25/2020 and 4/10/2020
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Ashley A. Sullivan* *Debra M. Sullivan*

Printed Name: Ashley A. Sullivan & DEBRA M. Sullivan

Phone: 605-335-2802 Email: dmason1325@aol.com

Date: 2/28/20

File Number: 4-J-20-RZ