

REZONING REPORT

► **FILE #:** 1-B-20-RZ

AGENDA ITEM #: 12

AGENDA DATE: 1/9/2020

► **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): City of Knoxville

TAX ID NUMBER: 82 K D 016

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 2735 Martin Luther King, Jr. Ave.

► **LOCATION:** Southwest corner of the intersection of Martin Luther King, Jr. Avenue and N. Hembree Street, northeast of Harrison St.

► **APPX. SIZE OF TRACT:** 0.4 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: The lots will be accessed off of the alley behind the property, which has a pavement width of ten feet and a right-of-way width of approximately 13 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Williams Creek

► **PRESENT ZONING:** R-2 (General Residential) [RN-2, effective 1/1/20]

► **ZONING REQUESTED:** RN-4 (General Residential Neighborhood)

► **EXISTING LAND USE:** Vacant lot P-QP (Public / Quasi Public)

► **PROPOSED USE:** Two infill housing duplexes

DENSITY PROPOSED: N/A

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for this property.

SURROUNDING LAND USE AND ZONING: North: Multifamily and Single-Family Residential - O-1 (Office, Medical and Related Services District) and R-2 (General Residential District); O (Office District) and RN-2 (Single-Family Res) after 1/1/2020

South: Single-Family Residential - R-2 (General Residential District); RN-2 (Single-Family Residential Neighborhood District) after 1/1/2020

East: Agricultural/Forestry/Vacant and Single-Family Residential - R-1 (Low Density Residential District); RN-2 (Single-Family Residential Neighborhood District) after 1/1/2020

West: Agricultural/Forestry/Vacant and Single-Family Residential - R-2 (General Residential District); RN-2 (Single-Family Residential Neighborhood District) after 1/1/2020

NEIGHBORHOOD CONTEXT: This is a predominantly single family residential area, though Austin East High School is to the northeast across Martin Luther King, Jr. Avenue. The properties zoned O-1 to the north are being used for single-family homes, with the exception of Jarnigan & Son Mortuary at the northern end of the block.

STAFF RECOMMENDATION:

- **Approve the RN-4 (General Residential Neighborhood) Zoning District because it is consistent with the sector plan and allows construction of needed small scale housing.**

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. There is an increased need for both affordable housing and small-scale housing. The proposed development would help to meet both of those needs.

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

1. The RN-4 (General Residential Neighborhood) Zoning District is intended to accommodate mixed medium density residential development within the City of Knoxville. Single-family, two-family, and townhouse dwelling residential development is permitted with low-rise multi-family dwellings and new development forms such as pocket neighborhoods allowed by review and in some cases with special use approval. The RN-4 District is intended to be applied to neighborhoods that are characterized by such mixed residential development, or that have been identified as areas where such development would be suitable in the future. Limited nonresidential uses that are compatible with the character of the district may also be permitted [Article 4, § 4.1 (D), RN-4 General Residential Neighborhood Zoning District].

2. RN-4 zoning allows more than one primary structure on the same lot [Article 10, § 10.1 (A), Number of Structures on a Lot].

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 lot at 2935 Martin Luther King Jr. Avenue is wider than most on the street (approximately 99 feet wide). This additional width allows two duplexes to be built side by side and still meet the Infill Housing Guidelines requiring new construction to be similar to the existing housing stock on the same block in terms of spacing, massing, and setbacks.

2. Driveways and parking pads are required on the alley side of the structures. This increases safety as vehicles would not be accessing the street from several separate access points, and it provides a better aesthetic in keeping parked cars to the rear of buildings.

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 TDR designation, which lists RN-4 as one of the recommended zones allowed.

2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

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

ESTIMATED TRAFFIC IMPACT: Not required.

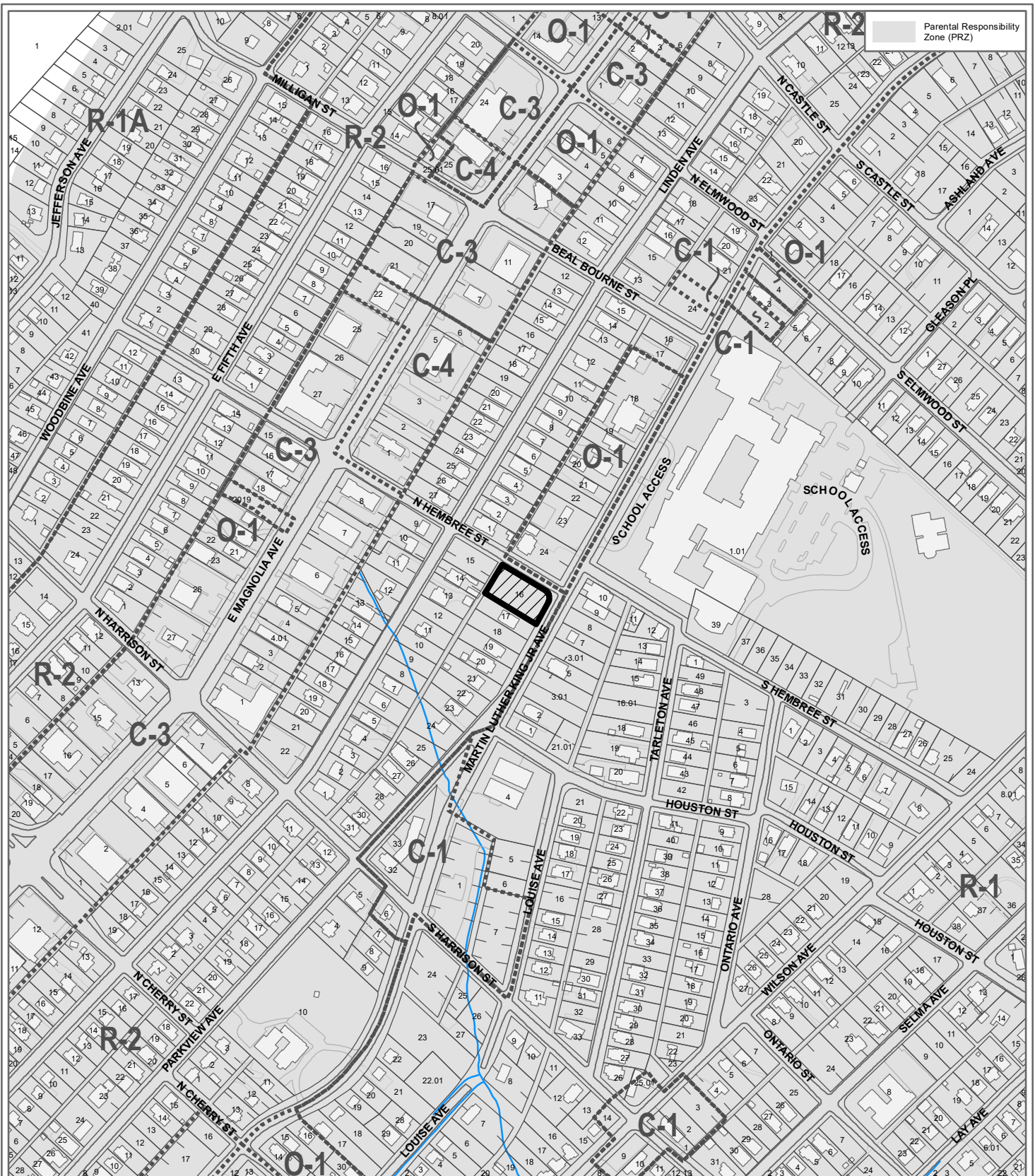
ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Sarah Moore Greene Magnet, Vine Middle Magnet, and Austin East 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.

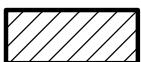
If approved, this item will be forwarded to Knoxville City Council for action on 2/12/2019 and 2/26/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



1-B-20-RZ REZONING

From: R-2 (General Residential)

To: RN-4 (General Residential Neighborhood)

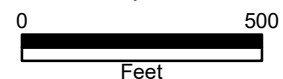


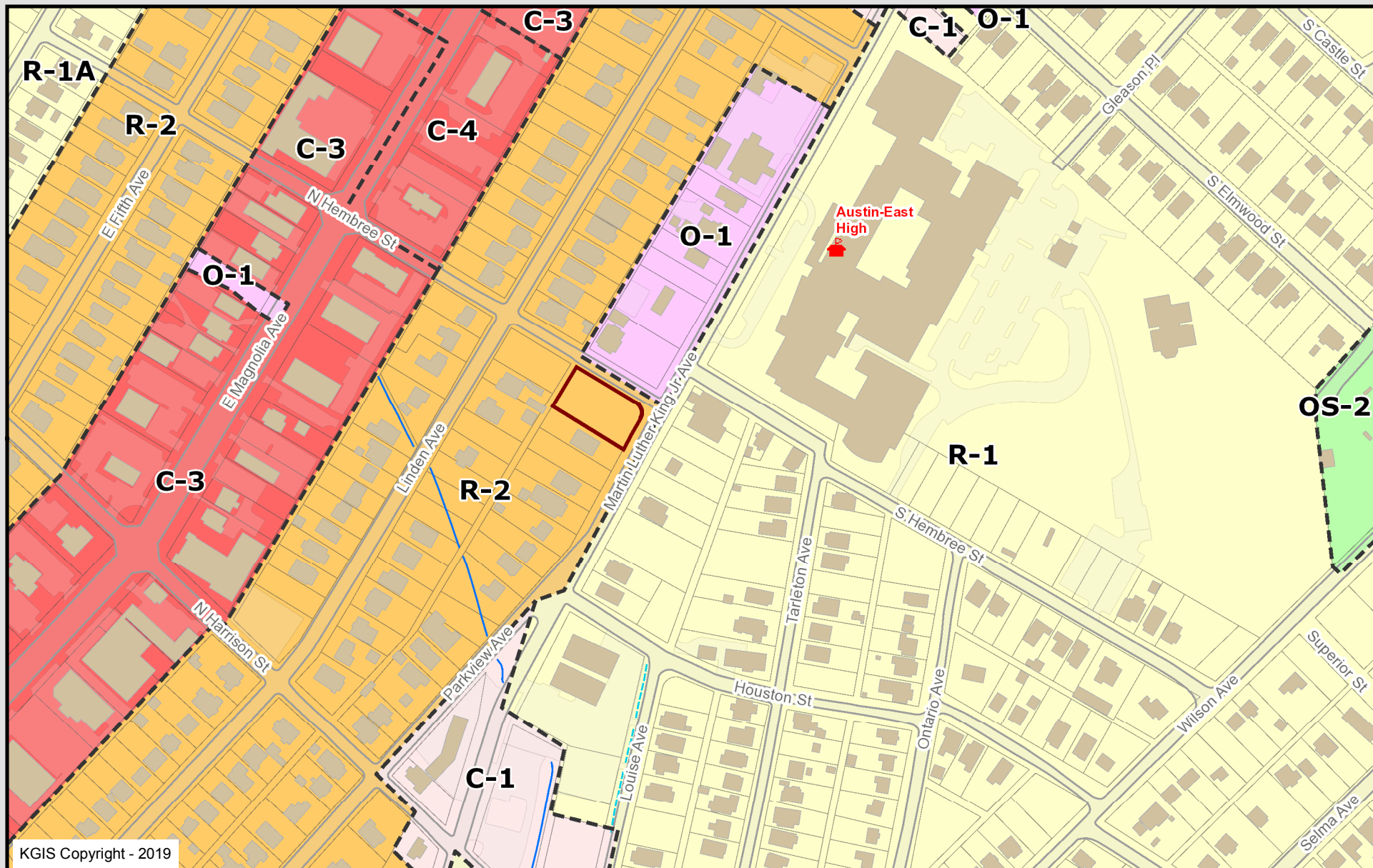
Original Print Date: 12/18/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 82

Jurisdiction: City





KGIS Copyright - 2019

1-B-20-RZ: Zoning Map 2735 Martin Luther King Jr. Avenue

Knoxville - Knox County - KUB Geographic Information System



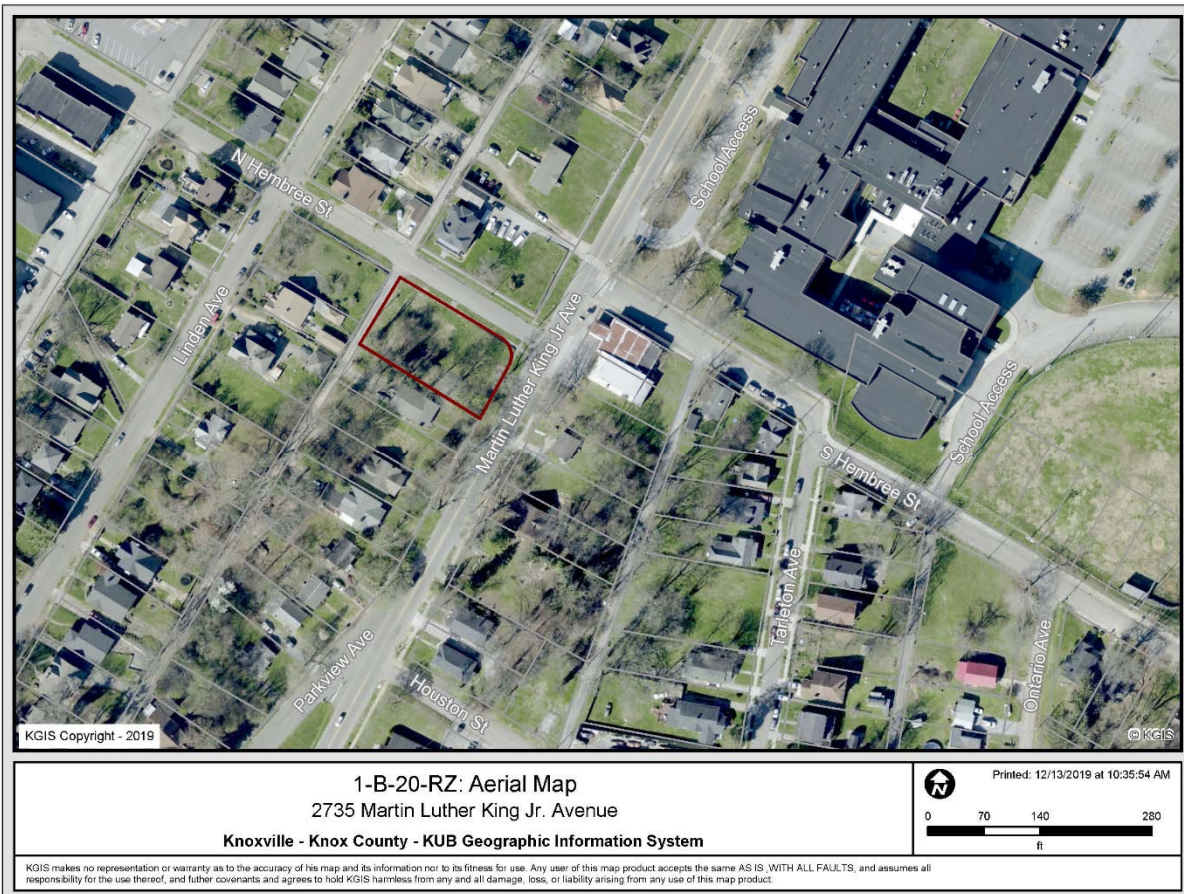
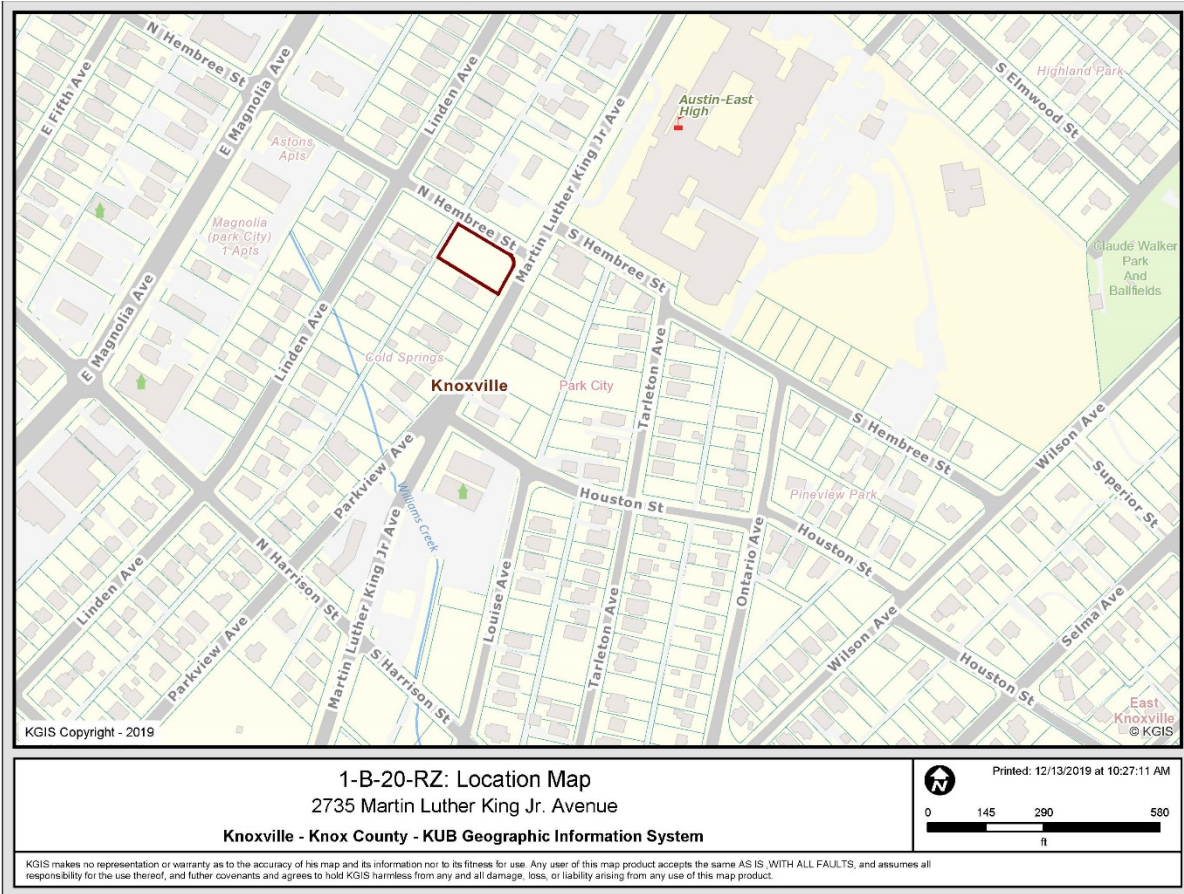
Printed: 12/13/2019 at 10:28:55 AM



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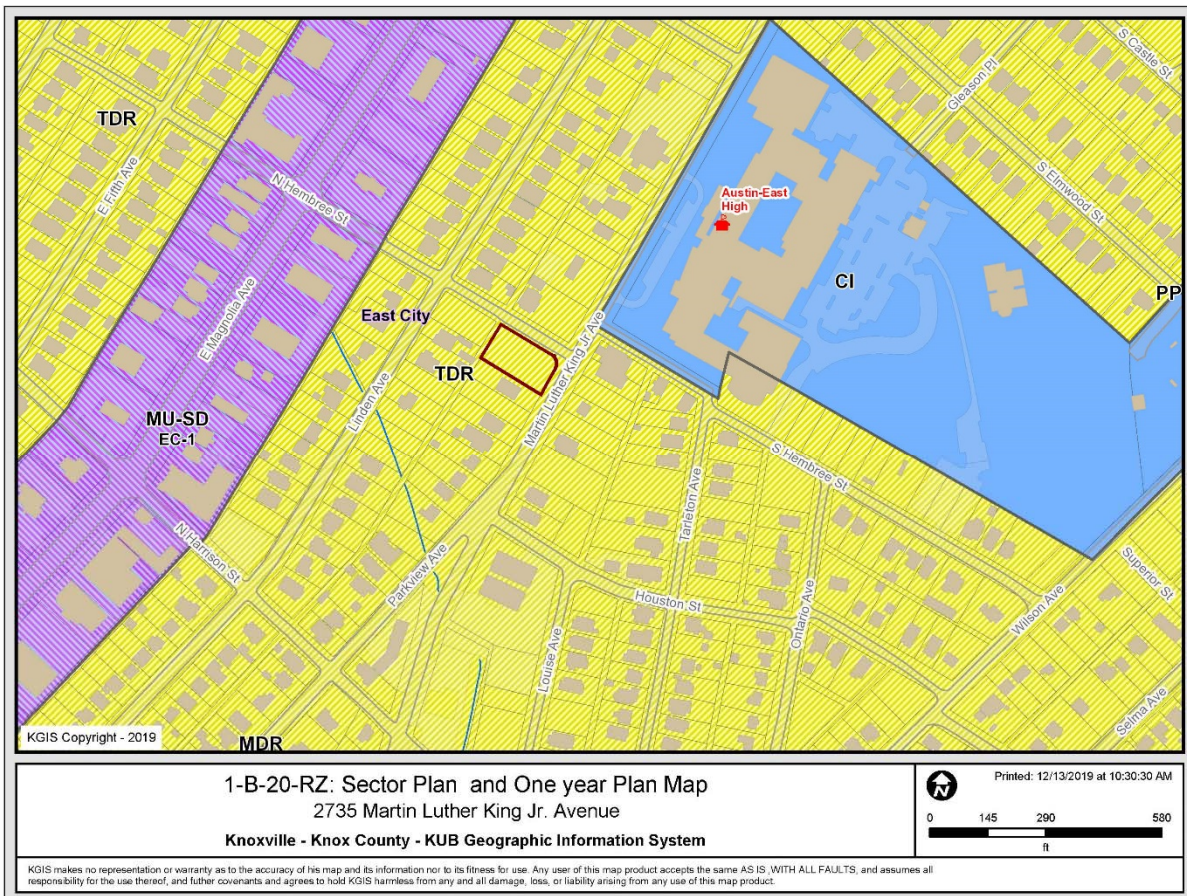
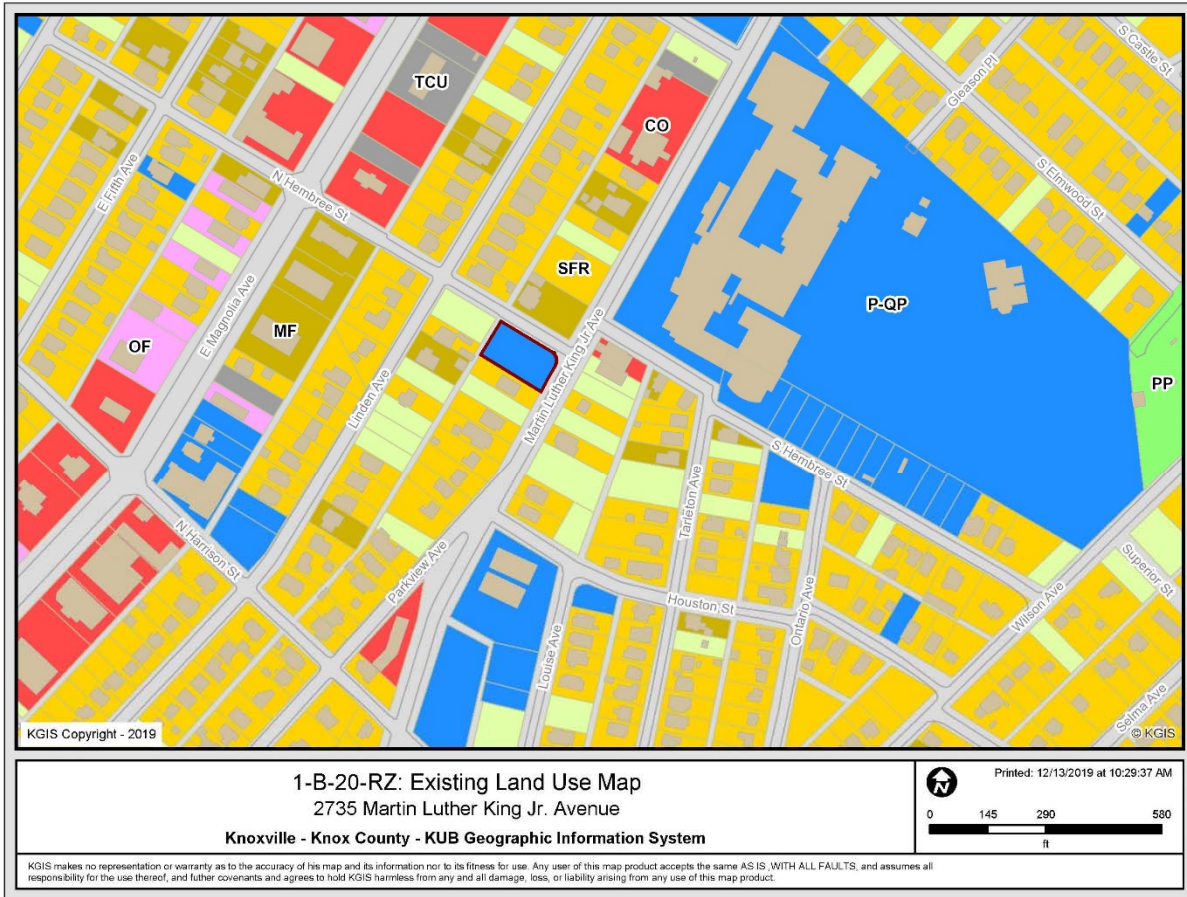
1-B-20-RZ

EXHIBIT A. Contextual Images



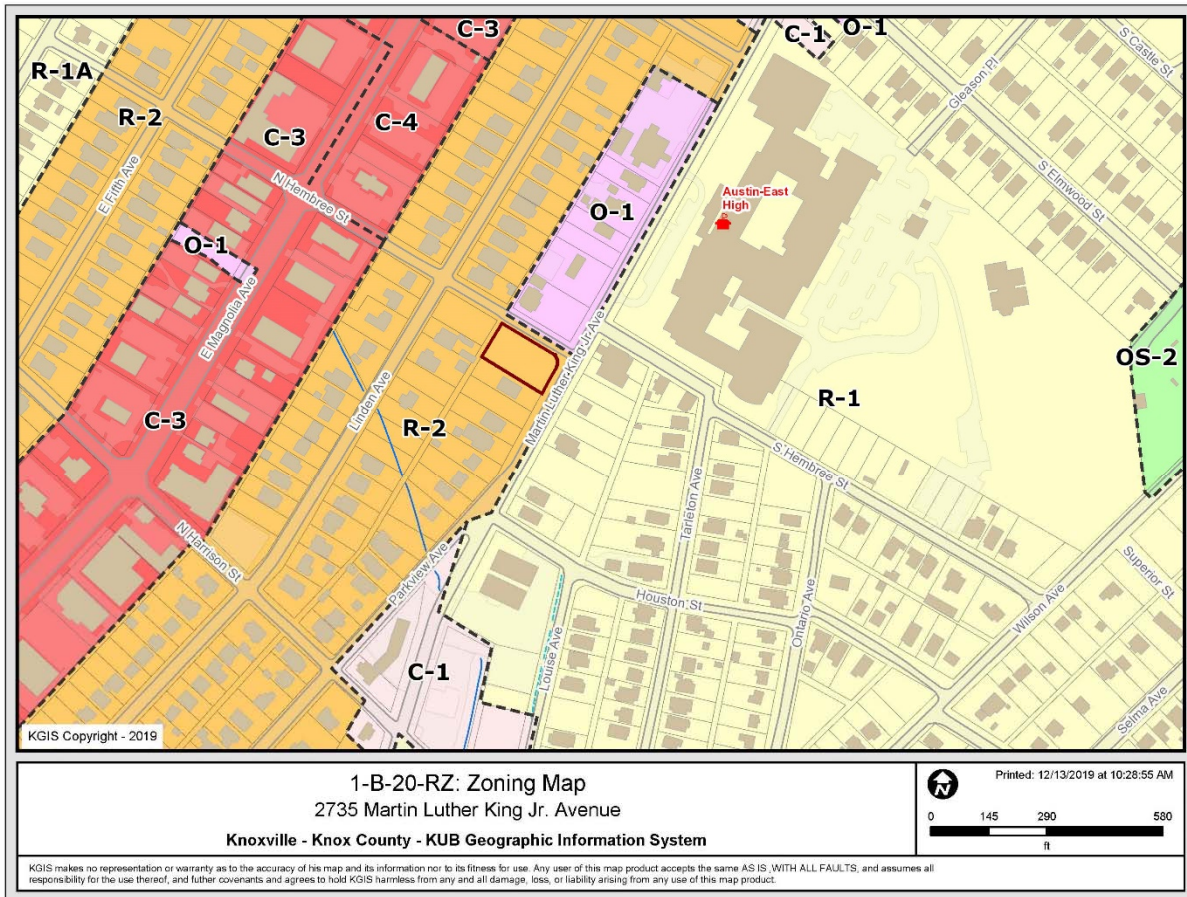
1-B-20-RZ

EXHIBIT A. Contextual Images



1-B-20-RZ

EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

City of Knoxville

Applicant

11/21/2019

01/09/2020

Date Filed

Meeting Date (if applicable)

File Number(s)

RECEIVED

NOV 22 2019

Knoxville-Knox County
Planning

1-B-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

Community Development Department

City of Knoxville

Name

Company

400 Main Street, Suite 514

Knoxville

TN

37902

Address

City

State

Zip

(865) 215-2322

bwade@knoxvilletn.gov

Phone

Email

CURRENT PROPERTY INFO

City of Knoxville (sale pending)

400 Main Street, Suite 532

(865) 215-2322

Owner Name (if different)

Owner Address

Owner Phone

2735 Martin Luther King, Jr., Avenue

082-KD-016

Property Address

Parcel ID

NW/S corner MLK, Jr. Ave; NE/S of Harrison St.; SW of N. Hembree St.

0.40 acres

General Location

Tract Size

City Council Seat 6

R-2

Jurisdiction (specify district above) ☒ City ☐ County

Zoning District

East City

TDR

within city limits

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

vacant lot (P-QP)

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT	SUBDIVISION			ZONING
<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): _____				
<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				
<input checked="" type="checkbox"/> Zoning Change: <u>RN-4</u> Proposed Zoning				
<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)				
<u>Two infill housing duplexes</u>	<u>None noted</u>			
<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: <i>waived per Gerald mp</i>	TOTAL: <i>Ø</i>
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	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:	

AUTHORIZATION

Staff Signature _____

Michelle Portier

Please Print

11/21/2019

Date _____

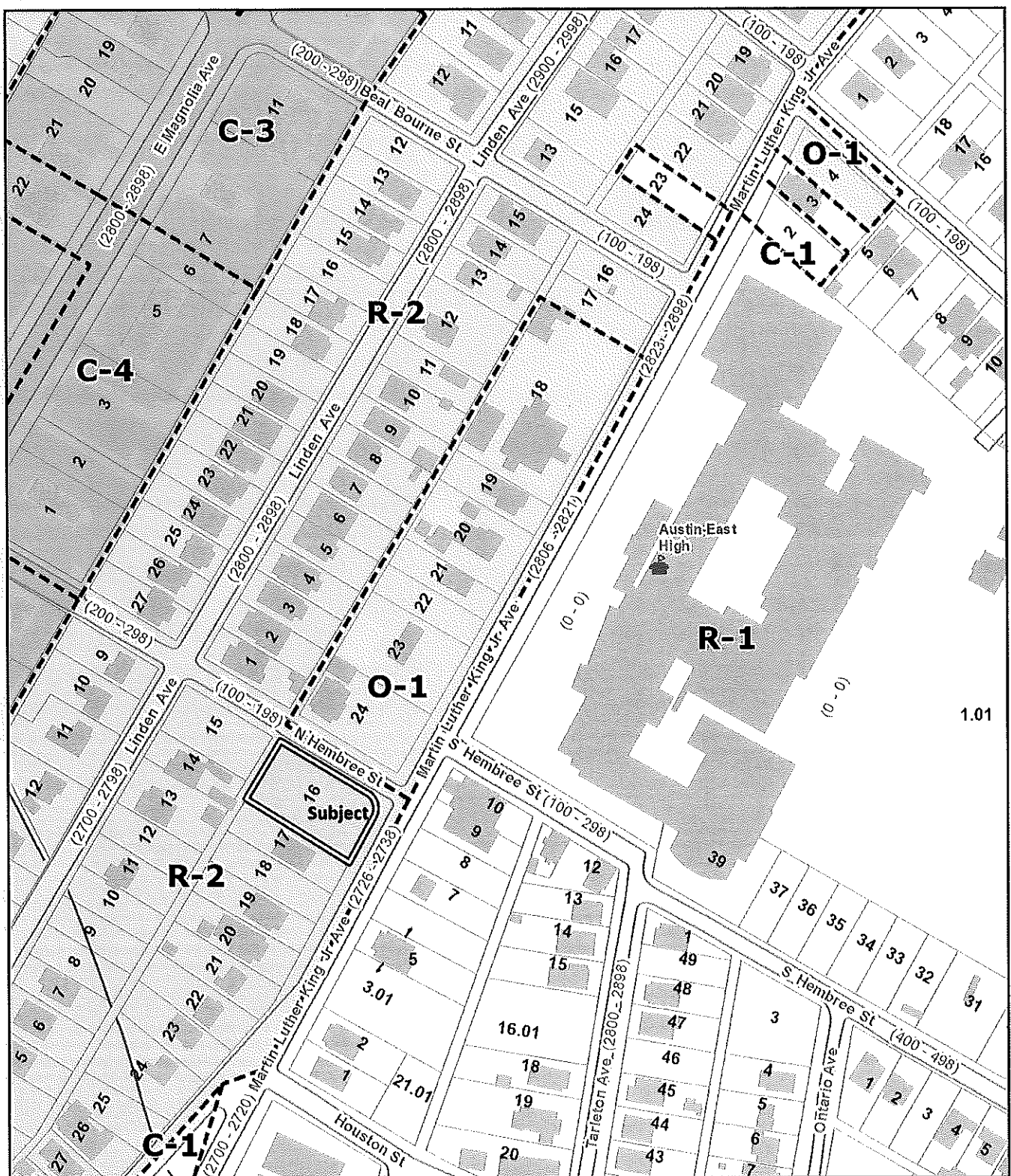
Becky Wade
Applicant Signature

Becky Wade

Please Print

11/21/2019

Date _____



2735 MLK, Jr., Ave. / 082KD016

Current Zoning: R-2

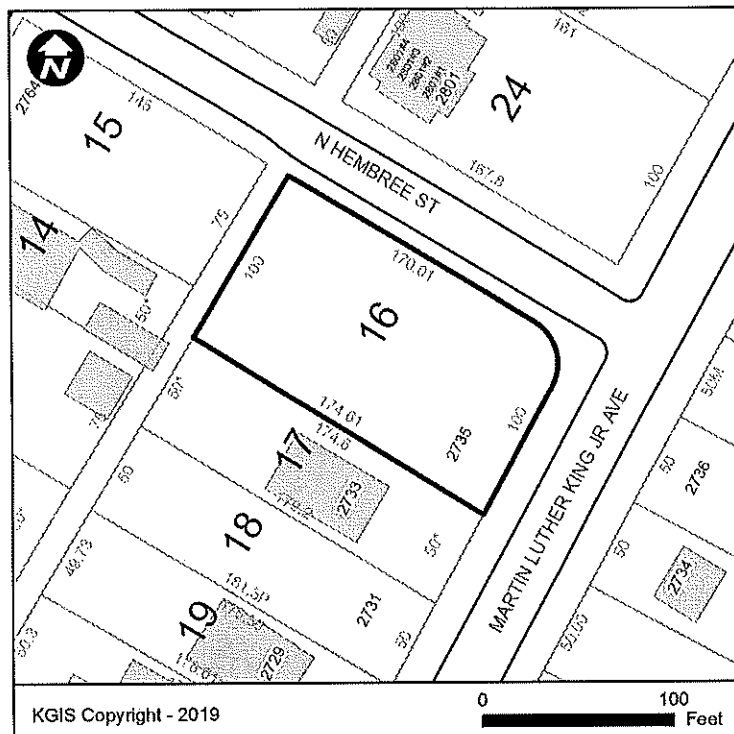
Requested Zoning: RN-4



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Printed: 11/20/2019 5:26:24 PM

Parcel 082KD016 - Property Map and Details Report**Property Information**

Parcel ID:	082KD016
Location Address:	2735 MARTIN LUTHER KING JR AVE
CLT Map:	82
Insert:	K
Group:	D
Condo Letter:	
Parcel:	16
Parcel Type:	
District:	
Ward:	14
City Block:	14182
Subdivision:	COLD SPRINGS RESUB
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	N-279 - D
Recorded Deed:	20081222 - 0039113
Deed Type:	Court Order:Qul
Deed Date:	12/22/2008

Address Information

Site Address: 2735 MARTIN LUTHER KING JR AVE
KNOXVILLE - 37914

Address Type: RESIDENTIAL

Site Name:

Owner Information

CITY OF KNOXVILLE
400 MAIN AVE
KNOXVILLE, TN 37902

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
City / Township: Knoxville

MPC Information

Census Tract: 19
Planning Sector: East City

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 14
Voting Location: Austin-East High School
2800 MARTIN LUTHER KING JR AVE

TN State House: 15 Rick Staples
TN State Senate: 6 Becky Duncan Massey
County Commission: 1 Evelyn Gill
(at large seat 10) Larsen Jay
(at large seat 11) Justin Biggs
City Council: 6 Gwen McKenzie
(at large seat A) George C. Wallace
(at large seat B) Marshall Stair
(at large seat C) Finbarr Saunders
School Board: 1 Evetty Satterfield

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: SARAH MOORE GREENE
ELEMENTARY MAGNET
Intermediate:
Middle: VINE MIDDLE MAGNET
High: AUSTIN-EAST HIGH MAGNET

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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

Source: KGIS

ACTIVE NORMAL

09/24/2019

District	Map	Insert	Group	Parcel	Ward	Property Location			
	82	K	D	16	14	2735 MARTIN LUTHER KING JR AVE			
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage	
COLD SPRINGS RESUB				FF-	19R-	N279-D	100 X 174.61 X IRR	0.00 - A.C. Deeded	
								0.00 - A.C. Calculated	
Owner				Sale Date	Book	Page	Sale Price	Mailing Address	
WRIGHT PAULINE T				11/1/1977	1627	386	\$ 24,000	2735 MCCALLA AVE KNOXVILLE, TN 37914	
POWELL ETHEL I				9/22/1997	2265	234	\$ 63,000	5405 PARKER RD KNOXVILLE, TN 37924	
UNITED COMPANIES LENDING CORPORATION				3/13/2000	20010223	0055126	\$ 40,600	PO BOX 1591 BATON ROUGE, LA 70821	
RGC ASSOCIATES				6/1/2001	20010622	0090805	\$ 13,900	939 KNIGHTSBRIDGE LN SHAUMBURG, IL 60195	
ANSARI SHABAZ				7/17/2003	20030728	0010880	\$ 30,000	1536 PRESIDENT ST GLENDALE HEIGHTS, IL 60139	
FEDERAL HOME LOAN MORTGAGE CORPORATION				11/1/2005	20051104	0041103		8909 WESTWOOD CENTER DR P O BOX 5000 VIENNA, VA 22183-5000	
				12/7/2005	20051208	0050275			
CITY OF KNOXVILLE				12/19/2008	20081222	0039113		400 MAIN AVE KNOXVILLE, TN 37902	
Remarks									
L/A									
Parent Parcel						Parent Instrument Number			
Previous Parcel (Split From)						Next Parcel (Merged Into)			

IN THE CIRCUIT COURT FOR KNOX COUNTY, TENNESSEE

The CITY OF KNOXVILLE,
a municipal corporation,

Plaintiff,

vs.

- (1) SHABAZ ANSARI,
- (2) FEDERAL HOME LOAN
MORTGAGE CORPORATION,
- (3) AARON SQUYRES, SUBSTITUTE
TRUSTEE,
- (4) WELLS FARGO BANK, N.A.,
- (5) KNOX COUNTY TRUSTEE,

Defendants.

2008 DEC 19 P 12:06

CATHERINE F. QUIST
CIRCUIT COURT CLERK

No.: 3-502-08


SHERRY WITT
REGISTER OF DEEDS
KNOX COUNTY

**ORDER OF POSSESSION, VESTING TITLE
REQUIRING PAYMENT OF TAXES**

This cause came to be heard on the 19th day of December, 2008, on the plaintiff's Complaint for Condemnation, filed in accordance with the provisions of T.C.A. §§ 13-21-101, et seq. and 29-17-901, et seq. All defendants have been served with process either personally or through publication.

Based on the plaintiff's Complaint, the argument of plaintiff's counsel and the failure of the defendant to present any valid reason that the plaintiff should not be permitted to take the property by condemnation, it is hereby

ORDERED that the defendants should be and hereby are divested of all right, title and interest in and to the real property which is described in Exhibit A which is attached to this order and incorporated herein by reference. And title in and to the aforesaid real property should be and hereby is vested in the plaintiff and the plaintiff is awarded possession of the aforesaid real property and such right to possession shall be entered, if necessary, by the


Knox County Page: 1 of 4
REC'D FOR REC 12/22/2008 3:57:34PM
RECORD FEE: \$22.00
H. TAX: \$0.00 T. TAX: \$0.00
200812220039113

Sheriff; and it is further hereby

ORDERED, that from the condemnation proceeds in this case, the Clerk shall **immediately** pay the following amounts in property taxes that are owed in connection with the property being condemned:

To the Knox County Trustee (CLT # 082-KD-016) \$973.68

To the City of Knoxville \$1,021.70

All matters as to the value of the property being condemned are reserved.

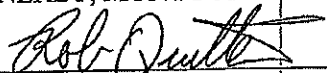
The costs of this cause are taxed against the plaintiff for which execution may issue, if necessary.

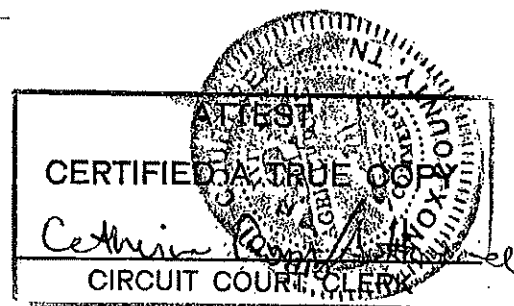
ENTERED: December 19, 2008


CIRCUIT JUDGE

APPROVED FOR ENTRY:

KENNERLY, MONTGOMERY & FINLEY, P.C.

By: 
G. Wendell Thomas, Jr.
Rob Quillin (BPR # 19553)
Attorneys for Plaintiff
Fourth Floor, Bank of America Center
550 Main Avenue
Knoxville, Tennessee 37902



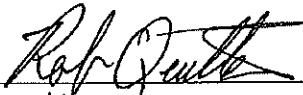

Page: 2 OF 4
200812220039113

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing has been served on all counsel and parties of record by delivering the same or by placing the same in the United States Mail, postage prepaid, excepting only those parties who were served by publication and in such case a copy was sent to their last known address.

This 19th day of December, 2008.

KENNERLY, MONTGOMERY & FINLEY, P.C.

By 
Attorney


Page: 3 OF 4
200812220039113

FILED

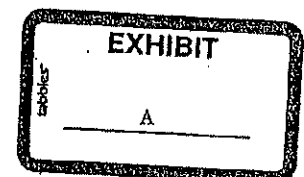
2008 DEC 19 P 12:06

CATHERINE F. QUIST

SITUATED in District No. One (1) (formerly 2nd) Civil District of Knox County, Tennessee, and being within the 14th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 19R, a Re-Subdivision of Lots 18 and 19, Block FF COLD SPRINGS ADDITION, as shown on the map of the same of record in Plat Cabinet N, Slide 279-D, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description. Reference is hereby made to a survey by John R. King Registered Land Surveyor, Knoxville, Tennessee, dated 01/03/77 bearing drawing No. 311. BEING the same property conveyed to Shabaz Ansari, unmarried from RGC Associates, Inc. by Warranty Deed dated July 17, 2003 of record at Instrument No. 200307280010800 in the Register's Office for Knox County, Tennessee.

Commonly known as: 2735 Martin Luther King, Knoxville, Tennessee 37914.

Page: 4 OF 4
200812220039113



RESOLUTION

A RESOLUTION OF THE COUNCIL OF THE CITY OF KNOXVILLE AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS TO CONVEY PROPERTY, INCLUDING A QUITCLAIM DEED, TO GEORGE FIKES, LLC FOR ONE PARCEL OF PROPERTY LOCATED AT 2735 MARTIN LUTHER KING JR. AVENUE, PARCEL ID NO. 082-KD-016, WITHIN THE LIMITS OF THE CITY OF KNOXVILLE PURSUANT TO THE HOMEMAKERS PROGRAM FOR A CONTRACT SALES PRICE OF \$3,500.00.

RESOLUTION NO: R-317-2019REQUESTED BY: Community Development
PREPARED BY: LawAPPROVED: 9-24-2019APPROVED AS AN EMERGENCY
MEASURE: _____MINUTE BOOK: 83 PAGE _____

WHEREAS, by Ordinance No. O-207-95, the City of Knoxville ("City") has established a process called the Homemakers Program to dispose of properties acquired through the Blighted Property Ordinance and other properties acquired by the City or under control of the City's Community Development Department in order to meet the City's housing and community development objectives; and

WHEREAS, the City owns property located at 2735 Martin Luther King Jr. Avenue, Parcel ID No. 082-KD-016 ("Property"), more specifically described in the deed whereby the City acquired the Property, which is recorded as Instrument No. 200812220039113 in the

Knox County Register's Office, to which deed specific reference is made for a more particular description of the Property; and

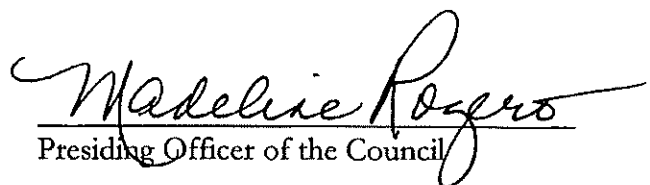
WHEREAS, the Homemaker's Committee selected George Fikes, LLC ("Homemaker") to purchase the Property, and the Homemaker has agreed to purchase the Property, under the conditions set forth in the Homemaker Agreement for a contract sales price of \$3,500.00; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KNOXVILLE:

SECTION 1: The Mayor of the City of Knoxville is hereby authorized to execute any and all documents to convey property, including a quitclaim deed, to George Fikes, LLC in consideration of \$3,500.00 and in compliance with the requirements of the Homemakers Program for one parcel of property located at 2735 Martin Luther King Jr. Avenue, Parcel ID No. 082-KD-016.

SECTION 2: This Resolution shall take effect from and after its passage, the welfare of the City requiring it.


Recorder


Presiding Officer of the Council

Kathy Ellis


From: Kathy Ellis
Sent: Thursday, November 21, 2019 9:25 AM
To: Gerald Green; Michelle Portier
Cc: Kenny Fikes; Keisha Rivers; Becky Wade; Ken McMahon
Subject: RE: Zoning question - 2735 MLK Jr Ave
Importance: High

Gerald and Michelle,

Per Michelle's voicemail late yesterday afternoon, I understand Planning will not support the application for rezoning (R-2 to O-1) and One Year & Sector Plan (TDR to O) amendments. The Homemaker has graciously agreed to build two duplexes on the lot instead of his construction office. Given this change, Community Development will be submitting a Development Request today for rezoning of 2735 Martin Luther King, Jr., Avenue / 082KD016 @ 17,461sf from R-2 to RN-4 that it may accommodate lot square footage requirements of 14,000sf/RN-4 vs 20,000sf/R-2 . Since this project will now be affordable infill housing we respectfully request a waiver of the \$500 application fee.

Kathy D. Ellis

Sr. Project Specialist
City of Knoxville
Community Development Department
P.O. Box 1631
Knoxville, TN 37901
Phone: (865) 215-2270
Fax: (865) 215-2962
E-Mail: KDEllis@knoxvilletn.gov

 CITY OF KNOXVILLE

*Kindness is the language the deaf
can hear and the blind can see...*

"Mark Twain"

*Fee Waiver
Requested in
support of
affordable
Infill Housing
11/21/2019*

From: Michelle Portier [<mailto:michelle.portier@knoxplanning.org>]
Sent: Wednesday, November 20, 2019 4:36 PM
To: Keisha Rivers
Cc: Kathy Ellis; Kenny Fikes
Subject: Re: Zoning question - 2735 MLK Jr Ave

Hi Keisha,

You would need to rezone to RN-4. RN-2 requires 10,000 square feet per duplex, and the lot is just over 17,000 square feet. RN-4 only requires 7,000 square feet per duplex, so you would have enough to meet that zone. The sector plan's TDR (Traditional Neighborhood Residential) designation supports the RN-4 designation. I can look at it more closely in the morning to see if we would recommend approval - my initial reaction is that we would.

Thanks,
Michelle

--

Michelle Portier, AICP
Planner
865.215.3821



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

On Wed, Nov 20, 2019 at 4:23 PM Keisha Rivers <krivers@sydneycapital.us> wrote:

Hello Michelle,

We're looking at putting two (2) 2000 sqft duplexes on the property at 2735 Martin Luther King Jr. Ave and wanted to know if that would be supported under the January RN-2 recode or would we need to rezone it to an RN-4 designation?

Our original plan to place the construction company's offices there may need to be amended because of the zoning issue, so we're looking at other alternatives.

Kathy Ellis needs to submit the zoning application asap if we have to have it rezoned in order to have it considered at the next Planning Commission meeting on January 9th, so if you could get back to me with an answer quickly I'd appreciate it.

Thanks!
Keisha

Keisha A Rivers
Administrator
George Fikes LLC
Sydney Capital LLC
(267) 626-0600 direct

2019 Schedule of Fees

SUBDIVISION	
CONCEPT PLAN	
Less than 6 lots	\$500
6 or more lots	\$500 + \$30 per lot
PLAT	
1-2 lots	\$200
3-5 lots	\$500
6 or more lots	\$500 + \$20 per lot
Exempt Subdivision	\$250
Corrected Plat	\$200
Resubmission (120 days after denial)	\$250
Variances require Commission approval	
Additional Fees	
Variance request (any number)	\$250
County Boundary Closure (each submittal)	\$100
Postponement Request (each request)	\$50
DEVELOPMENT PLAN	
BP-1 Administrative Review	\$600
C-6	\$600
EN-1 and EN-2	\$50
USE ON REVIEW	
Non-Residential Zone	\$1,500
Residential Zone - More than 1 acre*	\$1,200
Residential Zone - 1 acre or less*	\$450
Similar Use Determination	\$200
Residential Uses in C-3 and C-6 Zones	
1 - 5 Dwelling Units	\$250
6 - 10 Dwelling Units	\$500
11 - 20 Dwelling Units	\$750
21 - 30 Dwelling Units	\$1,000
31 + Dwelling Units	\$1,500

PLAN AMENDMENT	
One Year Plan less than 5 acres	\$600
Sector Plan less than 5 acres	\$600
One Year Plan 5 acres or more	\$800
Sector Plan 5 acres or more	\$800
STREETS AND ADDRESSING	
Street Closure	\$750
Alley Closure	\$400
Street Name Change	\$500
Subdivision Name Change	\$500
ADDRESS ASSIGNMENT	
Subdivision Lots	
5 - 24 lots	\$5 per lot
25 - 49 lots	\$150
50 - 99 lots	\$200
100 - 149 lots	\$250
150+ lots	\$300
Multi-tenant	
5 - 24 units	\$8 per unit
25 - 49 units	\$200
50 - 99 units	\$250
100 - 149 units	\$300
150 - 199 units	\$350
200 - 249 units	\$400
250 - 299 units	\$450
300+ units	\$500

MEETING INFO

Second Thursday of each month 1:30 p.m.
Main Assembly Room
City County Building 400 Main Street
Knoxville, Tennessee 37902

ZONING	
REZONING	
Basic/Overlay Districts (see districts below)	
Residential Less than 5 acres*	\$500
Residential More than 5 acres*	\$500 + \$75 per acre (\$4,000 max)
Non-Residential Less than 5 acres	\$1,000
Non-Residential More than 5 acres	\$1,000 + \$100 per acre (\$4,000 max)
Planned District (see districts below)	
Less than 5 acres	\$600
More than 5 acres	\$600 + \$50 per acre (\$4,000 max)
Ordinance Amendment (Change Zoning Text)	\$500
Zoning Certification Letter	\$60
Concept Plan/Tabled Item Extension	\$200
OTHER REQUESTS	
Appeal of Decision	\$500
Appeal of Staff Decision	\$200
WIRELESS COMMUNICATION FACILITIES	
LEVEL I REVIEW	
Collocation	\$50
Small Cell	\$250
New Tower	\$600
LEVEL II REVIEW	
Small Cell	\$750
New Tower	\$1,500
Consultant Review Fee	\$1,500

*For fee purposes Agriculture, Open Space and Estate zones are also considered "residential"

Updated: September 17, 2019