

# REZONING REPORT

▶ **FILE #:** 9-C-20-RZ **AGENDA ITEM #:** 9  
 POSTPONEMENT(S): 9/10/2020 **AGENDA DATE:** 10/8/2020  
 ▶ **APPLICANT:** CAMERON S. BOLIN  
 OWNER(S): 4th Purpose Reality, LLC

TAX ID NUMBER: 95 A D 020 [View map on KGIS](#)  
 JURISDICTION: City Council District 6  
 STREET ADDRESS: 211 Jessamine St.  
 ▶ **LOCATION:** Northwest quadrant of the intersection of Jessamine Street and Linden Avenue, south of Magnolia Avenue  
 ▶ **APPX. SIZE OF TRACT:** 0.563 acres  
 SECTOR PLAN: Central City  
 GROWTH POLICY PLAN: Inside City Limits  
 ACCESSIBILITY: Jessamine Street is a local collector with a pavement width of approximately 32 feet inside a right-of-way of approximately 50 feet.  
 UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board  
 WATERSHED: First Creek

▶ **PRESENT ZONING:** C-G-2 (General Commercial)  
 ▶ **ZONING REQUESTED:** DK-E (Downtown Edge)  
 ▶ **EXISTING LAND USE:** Vacant hotel  
 ▶  
 EXTENSION OF ZONE: No  
 HISTORY OF ZONING: None noted for this property  
 SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant - C-G-2 (General Commercial District)  
 South: Commercial - I-MU (Industrial Mixed Use District)  
 East: Wholesale - I-MU (Industrial Mixed Use District)  
 West: Transportation/communications/utilities - I-MU (Industrial Mixed Use District)  
 NEIGHBORHOOD CONTEXT: This property is at the boundary of the Magnolia Warehouse District and is bounded on three sides by I-MU (Industrial-Mixed Use) zoning. The area predominantly consists of small-scale warehousing with parking on-site. Small-scale commercial businesses are situated along Magnolia Avenue, which is 2 parcels to the north.

**STAFF RECOMMENDATION:**

▶ **Withdraw this application per the applicant's request.**  
 Staff received an email requesting withdrawal on October 5, 2020.

ESTIMATED TRAFFIC IMPACT: 184 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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

Schools affected by this proposal: Christenberry Elementary, 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 11/3/2020 and 11/17/2020. 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.



# Request to Postpone • Table • Withdraw

Name of Applicant: CAMERON S. BOLIN  
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 9-C-20-RZ

Date Scheduled for Planning Review: 10/08/2020

Date Request Filed: 10/05/2020 Request Accepted by: ABrooks

### 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:**

**Eligible for Fee Refund?**  Yes  No

Amount: 0

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

### APPLICATION AUTHORIZATION

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

Signature: [Handwritten Signature]

PLEASE PRINT

Name: CAMERON S. BOLIN

Address: 514 WEST JACKSON AVE.

City: KNOXVILLE State: TN Zip: 37902

Telephone: 865-329-0316

Fax: \_\_\_\_\_

E-mail: cbolin@sanderspace.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 Friday 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

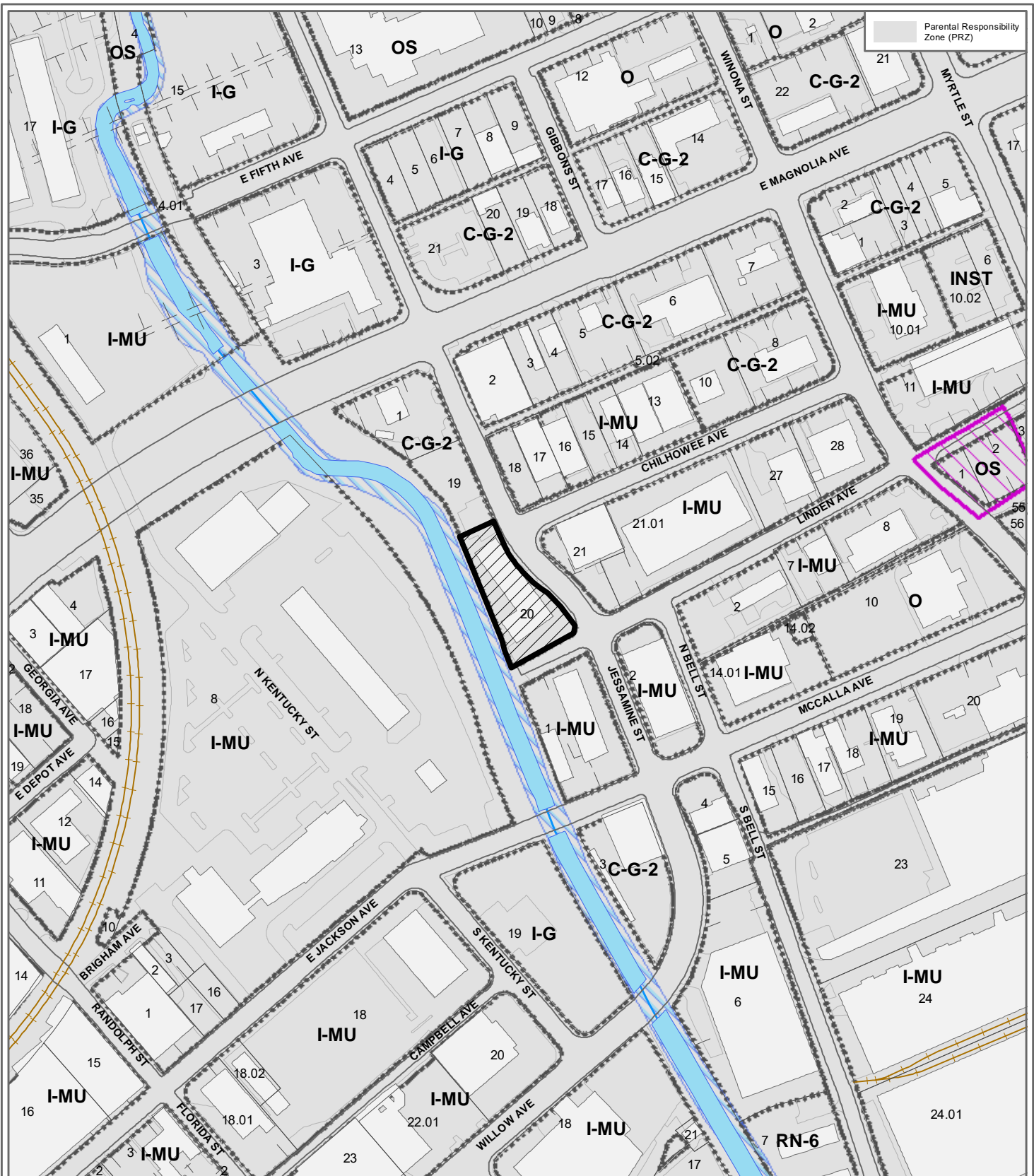
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

#### WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday 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.



Parental Responsibility Zone (PRZ)

**9-C-20-RZ  
REZONING**

From: C-G-2 (General Commercial)  
To: DK-E (Downtown Edge)



Petitioner: Cameron S. Bolin

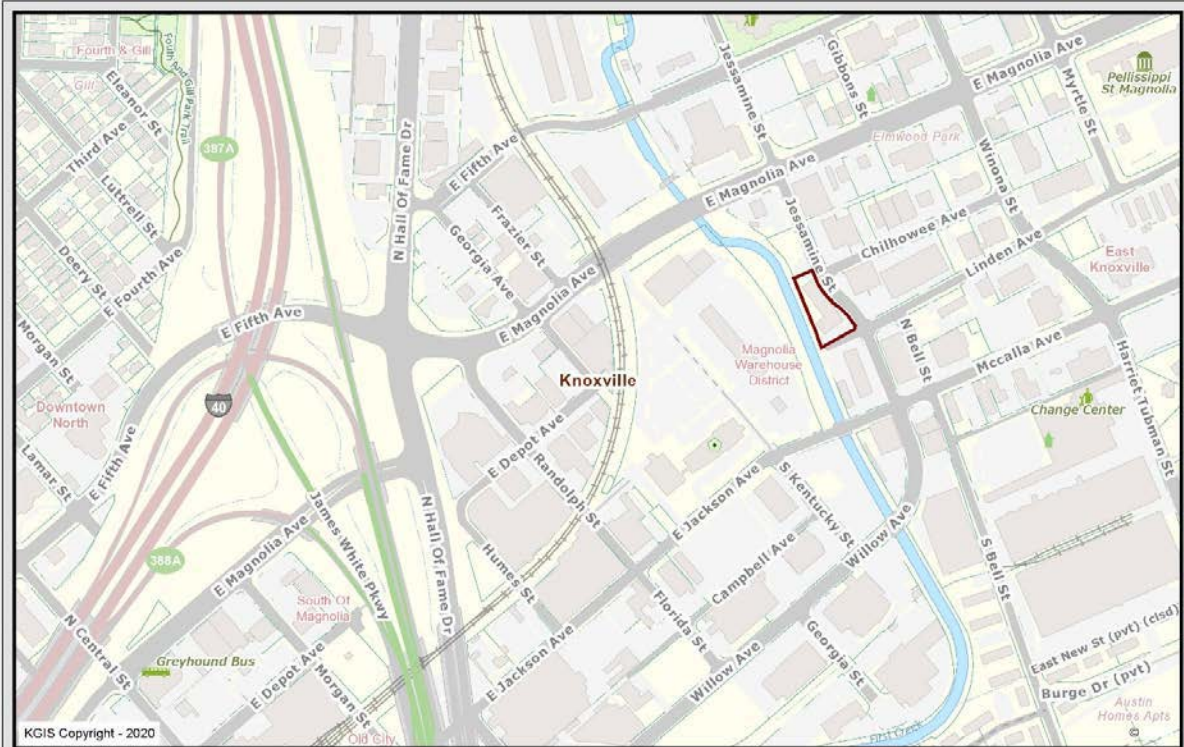
Map No: 95

Jurisdiction: City



Original Print Date: 8/13/2020      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**9-C-20-RZ**  
**EXHIBIT A. Contextual Images**



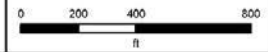
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**9-C-20-RZ: Location Map**  
 211 Jessamine Street

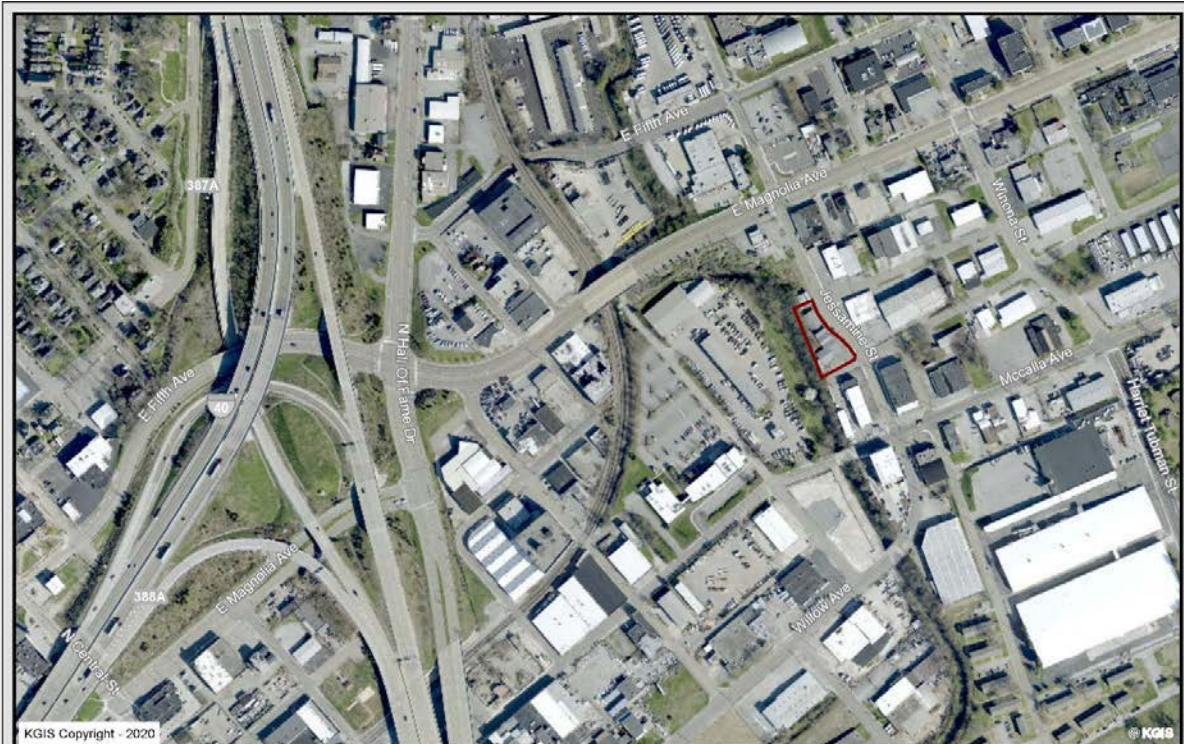
**Knoxville - Knox County - KUB Geographic Information System**



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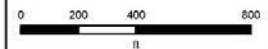
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**9-C-20-RZ: Aerial Map**  
 211 Jessamine Street

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

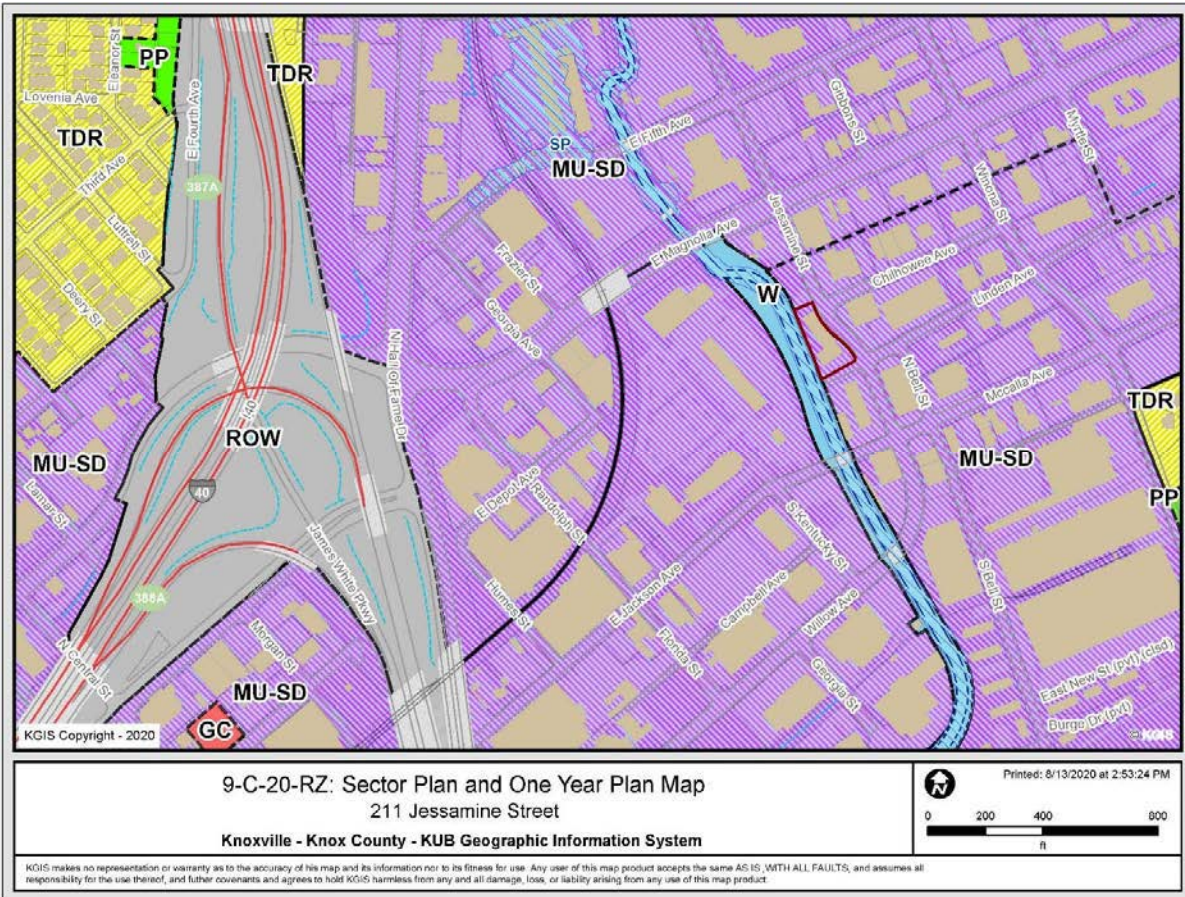
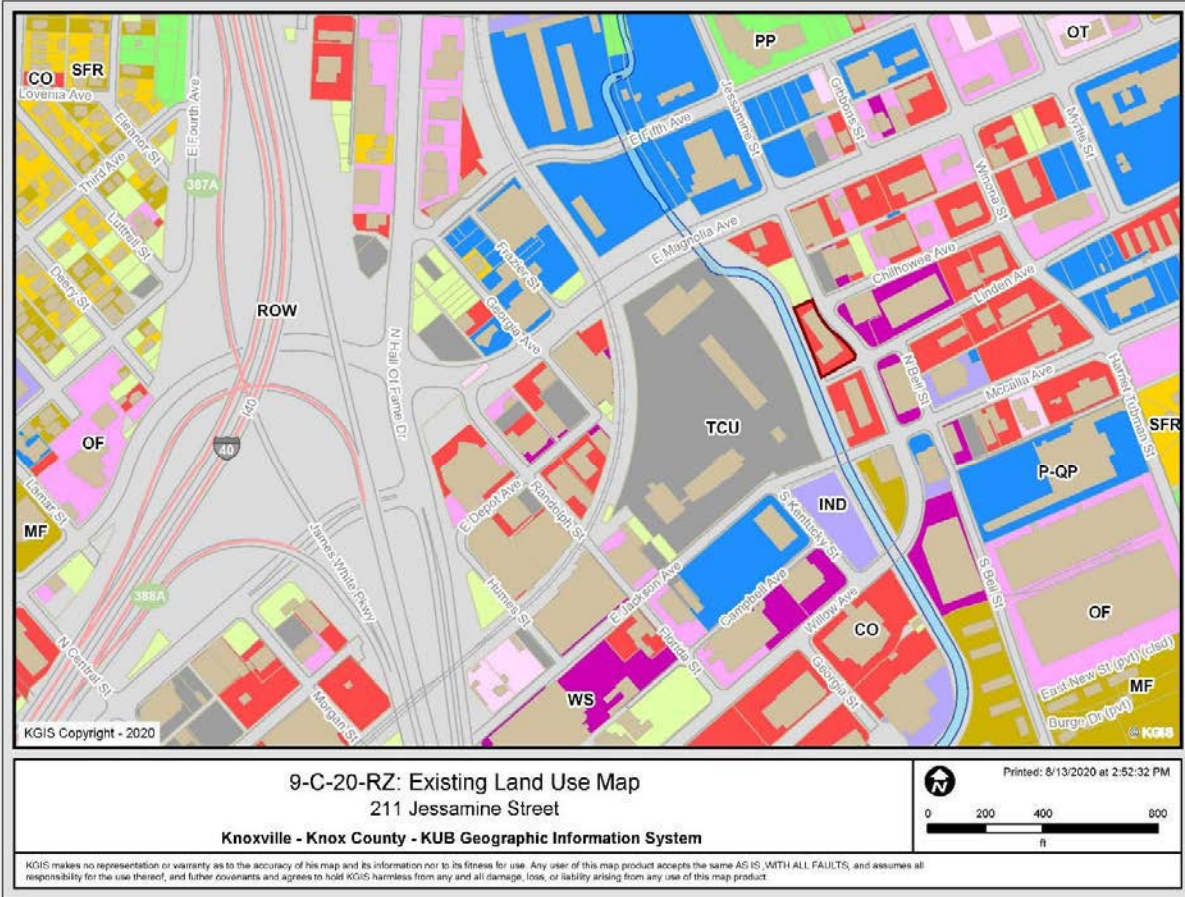


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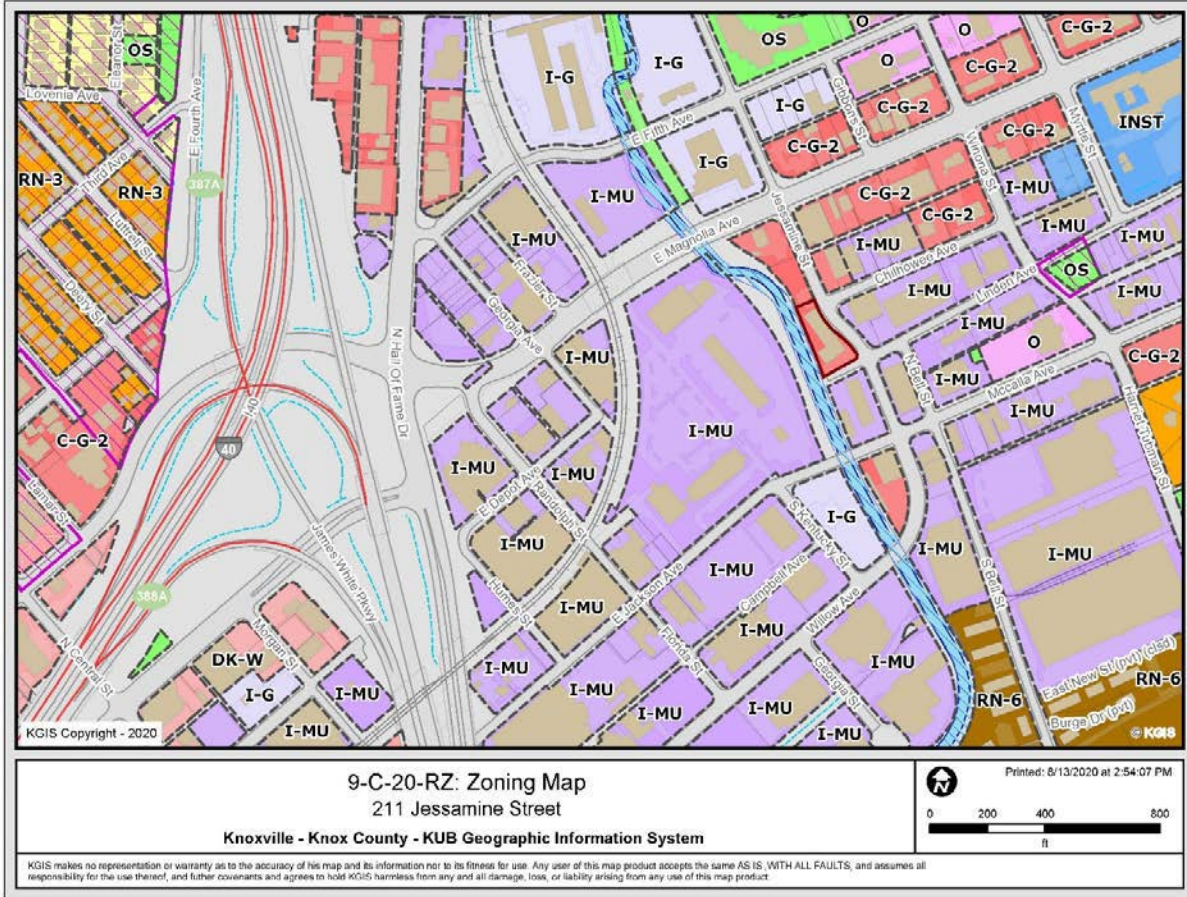


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**9-C-20-RZ**  
**EXHIBIT A. Contextual Images**



9-C-20-RZ  
EXHIBIT A. Contextual Images



(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org).

**Reset Form**



## DEVELOPMENT REQUEST

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
- Rezoning

Cameron S. Bolin

Sanders Pace Architecture

Applicant Name

Affiliation

07/22/2020

09/10/2020

9-C-20-RZ

Date Filed

Meeting Date (if applicable)

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

Cameron S. Bolin

Sanders Pace Architecture

Name

Company

514 West Jackson Avenue, Suite 102

Knoxville

TN

37902

Address

City

State

Zip

(865) 329-0316

cbolin@sanderspace.com

Phone

Email

## CURRENT PROPERTY INFO

4th Purpose Realty, LLC

520 W Summit Hill Drive SW STE 1101

(865) 524-1223

Owner Name (if different)

Owner Address

Owner Phone

211 Jessamine Street. Knoxville, TN 37917

095AD020

Property Address

Parcel ID

*w/s Jessamine St, N/s Linden Ave, w of Chilhowee Ave intersection*

.563 Acres

General Location

Tract Size

6th District

C-G-2

Jurisdiction (specify district above)

- City
- County

Zoning District

MU-SD / MU-CC3

Magnolia Ave. Corridor Plan

Within City limits

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

CO

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



# REQUEST

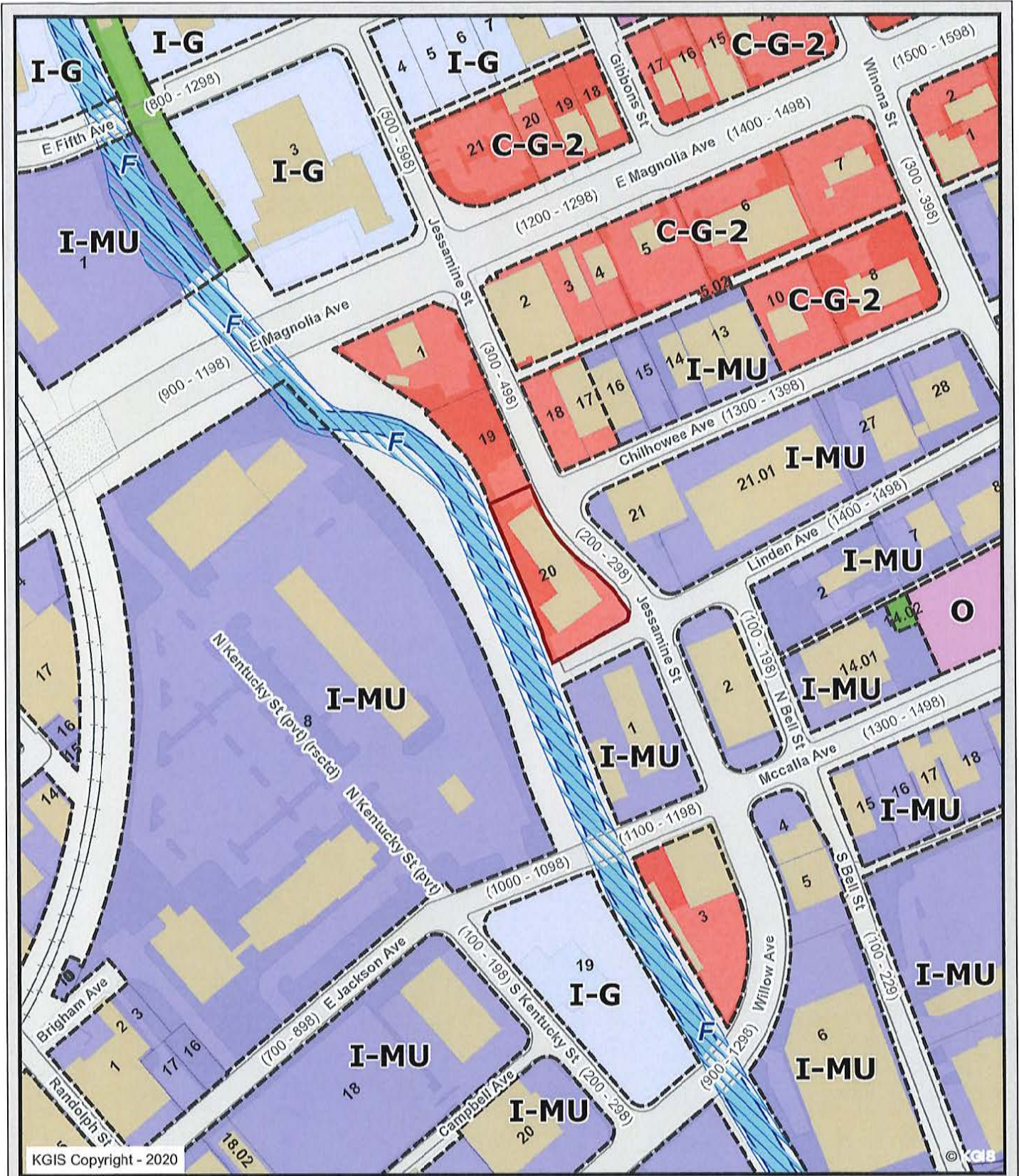
DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Home Occupation (specify): _____	
	<input type="checkbox"/> Other (specify): _____	
SUBDIVISION	<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>DK-E</u> Proposed Zoning _____	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____	
	Proposed Density (units/acre) _____	Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): _____	

STAFF USE ONLY	<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>FEE 1:</b> _____   \$1,000	<b>TOTAL:</b> \$1,000
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>FEE 2:</b> _____	
	<b>ADDITIONAL REQUIREMENTS</b> <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	<b>FEE 3:</b> _____	

## AUTHORIZATION

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

<b>Cameron Bolin</b> <small>Digitally signed by Cameron Bolin Date: 2020.07.22 13:10:41 -04'00'</small>	Cameron S. Bolin	07/22/2020
Applicant Signature	Please Print	Date
(865) 329-0316	cbolin@sanderspace.com	
Phone Number	Email	
	Michelle Portier	7/24/2020
Staff Signature	Please Print	Date

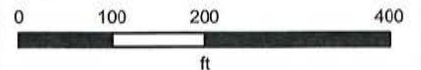


## Zoning Map

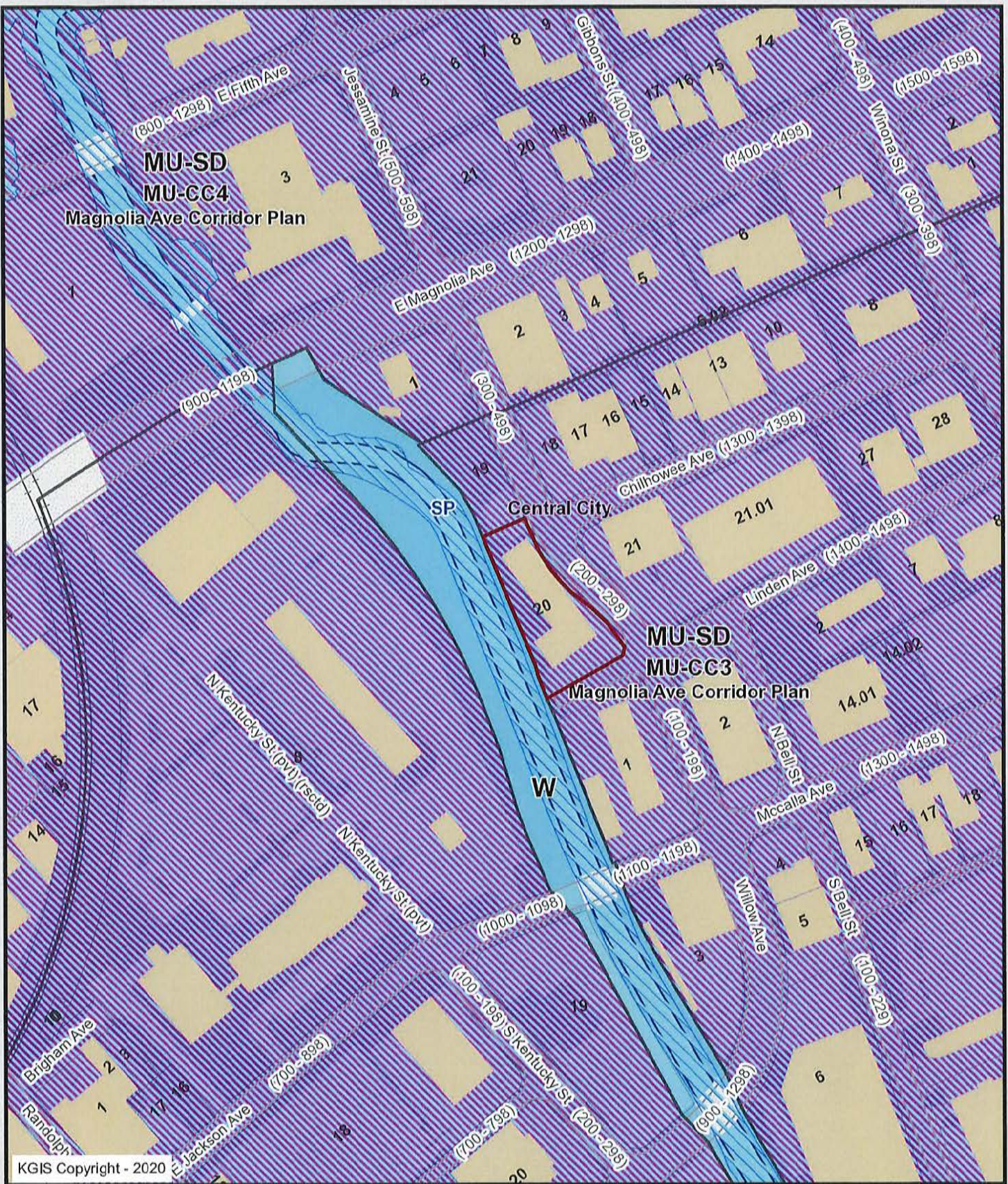
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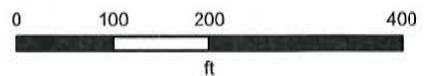
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## Sector Plan and One Year Plan Designation

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