



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 9-H-20-RZ
9-C-20-SP

AGENDA ITEM #: 15
AGENDA DATE: 9/10/2020

▶ **APPLICANT:** BENJAMIN C. MULLINS O/B/O ELEVATION FOODS PROPERTIES, LLC
OWNER(S): Church Congregation of Jehovahs Witnesses

TAX ID NUMBER: 60 080 [View map on KGIS](#)
JURISDICTION: Commission District 8
STREET ADDRESS: 1702 Harris Rd.
▶ **LOCATION:** East side of Harris Rd., west side of Rutledge Pk
▶ **TRACT INFORMATION:** 1.5 acres.
SECTOR PLAN: Northeast County
GROWTH POLICY PLAN: Urban Growth Area
ACCESSIBILITY: Harris Road is a minor collector with a 19.6-ft pavement width inside a 60-ft right-of-way
UTILITIES: Water Source: Northeast Knox Utility District
Sewer Source: Knoxville Utilities Board
WATERSHED: Woods Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RB (General Residential)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / CB (Business and Manufacturing)
▶ **EXISTING LAND USE:** Church

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, the GC designation is adjacent to the south and east
HISTORY OF ZONING REQUESTS: None noted for this property
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Single family residential - LDR (Low Density Residential) - RB (General Residential)
South: Office - GC (General Commercial) - CB (Business and Manufacturing)
East: Office - GC (General Commercial) - CB (Business and Manufacturing)
West: Single family residential - MDR (Medium Density Residential) - RB (General Residential)
NEIGHBORHOOD CONTEXT: This property is bordered by low-density single-family residential on the north and west and commercial businesses are adjacent to the south. Harris Road

has a rural feel with mostly large-lot single family detached houses, though there are warehouse-based businesses on its southern end where it meets Rutledge Pike.

STAFF RECOMMENDATION:

▶ **Withdraw the plan amendment application per the applicant's request.**

Staff received an email from the applicant requesting withdrawal of this item on 9/8/2020.

▶ **Withdraw the rezoning application per the applicant's request.**

Staff received an email from the applicant requesting withdrawal of this item on 9/8/2020.

COMMENTS:

ESTIMATED TRAFFIC IMPACT: 12 (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: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/26/2020. 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.