



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-L-21-RZ **AGENDA ITEM #:** 22
4-H-21-SP **AGENDA DATE:** 4/8/2021

▶ **APPLICANT:** WILMA CARDIN / ROBERT VAUGHN
OWNER(S): Wilma Cardin

TAX ID NUMBER: 62 21101 [View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 8535 Asheville Hwy.

▶ **LOCATION:** North side of Asheville Highway, due east of Cedar Ridge Road

▶ **TRACT INFORMATION:** 1.78 acres.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Asheville Highway, a 4-lane median divided major arterial with a right-of-way of 112ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Lyon Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU-SD (Mixed Use Special District) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Single family residential

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Single family residential - LDR (Low Density Residential)
South: Single family residential - MU-SD ECO-3 (Mixed Use Special District - Carter Town Center)
East: Office - MU-SD ECO-3 (Mixed Use Special District - Carter Town Center)
West: Office - MU-SD ECO-6 (Mixed Use Special District - Asheville Highway Mixed Use Agricultural, Commercial, Office and Residential Districts)

NEIGHBORHOOD CONTEXT: This area consists primarily of transistional uses, such as office, between the low density residential area and the commercial node at the Asheville

STAFF RECOMMENDATION:

- ▶ **Postpone for 30-days to the May 13, 2021 Planning Commission meeting to allow for time to research and re-advertise addition of recommended office zones to the MU-SD NWC-3 (Carter Town Center Mixed Use Special District).**

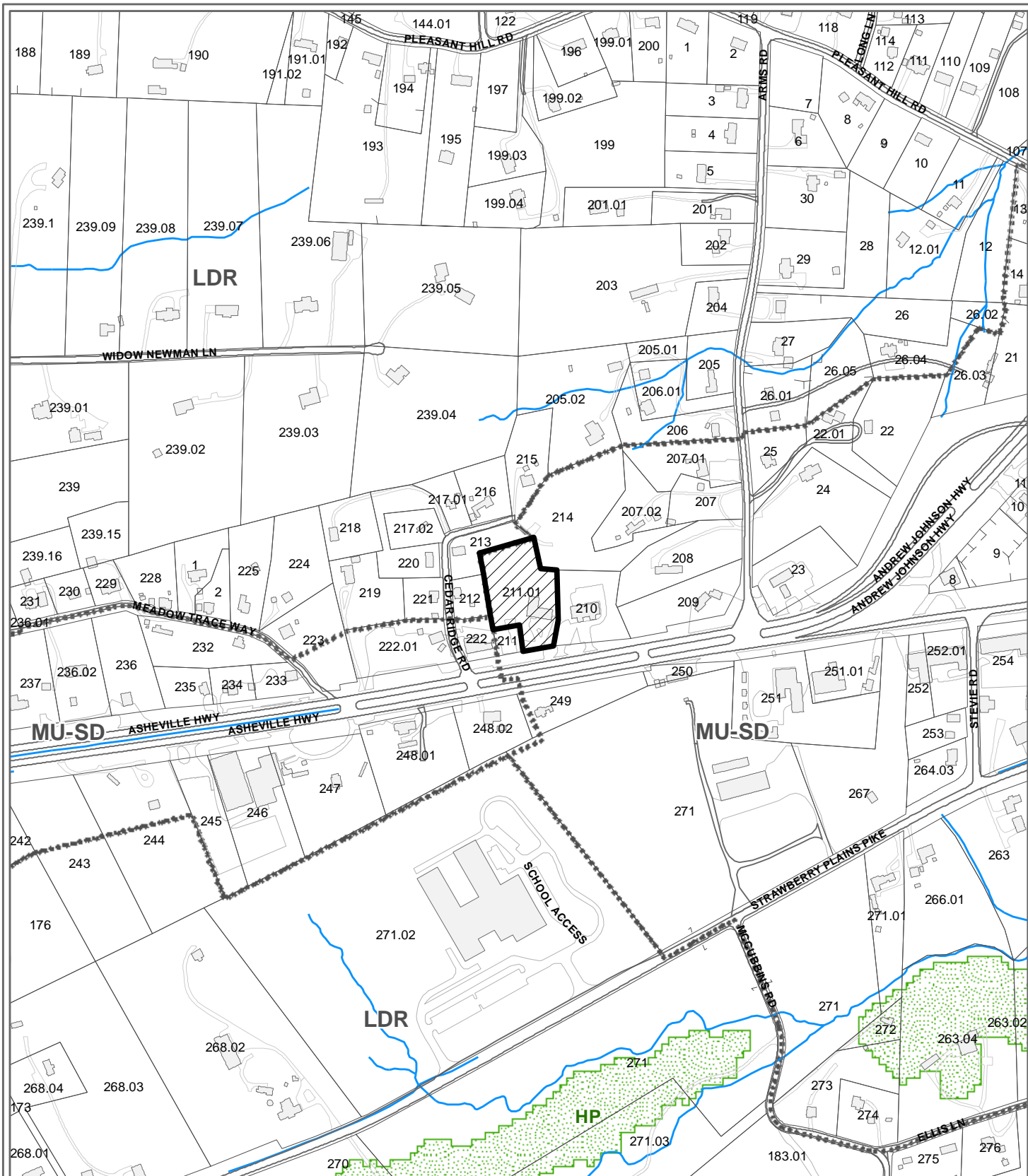
- ▶ **Postpone for 30-days to the May 13, 2021 Planning Commission meeting.**

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 5/24/2021. 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.



**4-H-21-SP / 4-L-21-RZ
EAST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Wilma Cardin / Robert Vaughn



From: MU-SD (Mixed Use Special District)

To: O (Office)

Original Print Date: 3/11/2021

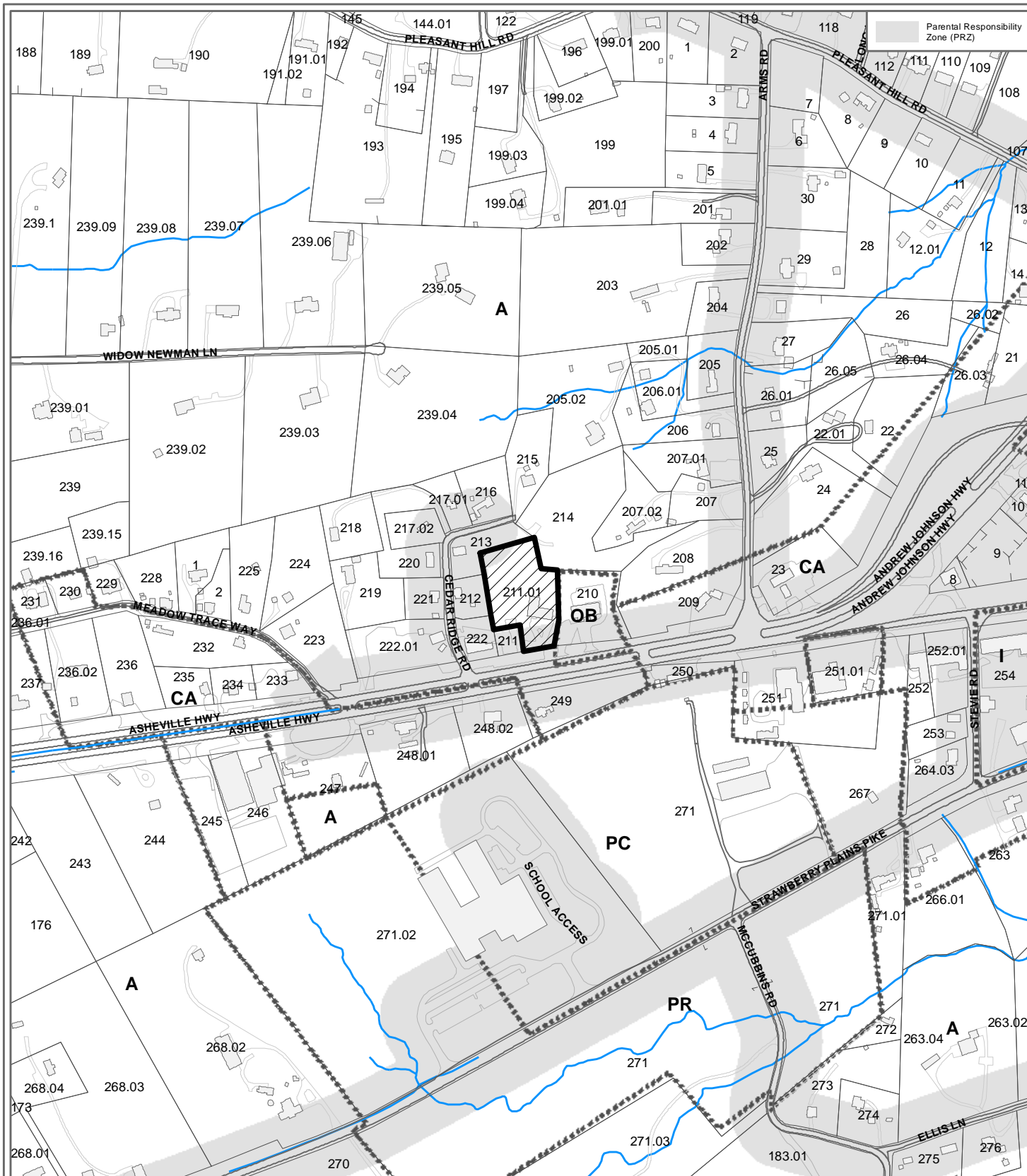
Revised:

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

Map No: 62

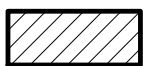
Jurisdiction: County





**4-L-21-RZ
REZONING**

Petitioner: Wilma Cardin / Robert Vaughn



From: A (Agricultural)
To: OB (Office, Medical, and Related Services)

Map No: 62
Jurisdiction: County

Original Print Date: 3/11/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Exhibit B. 4-H-21-SP / 4-L-21-RZ Contextual Images

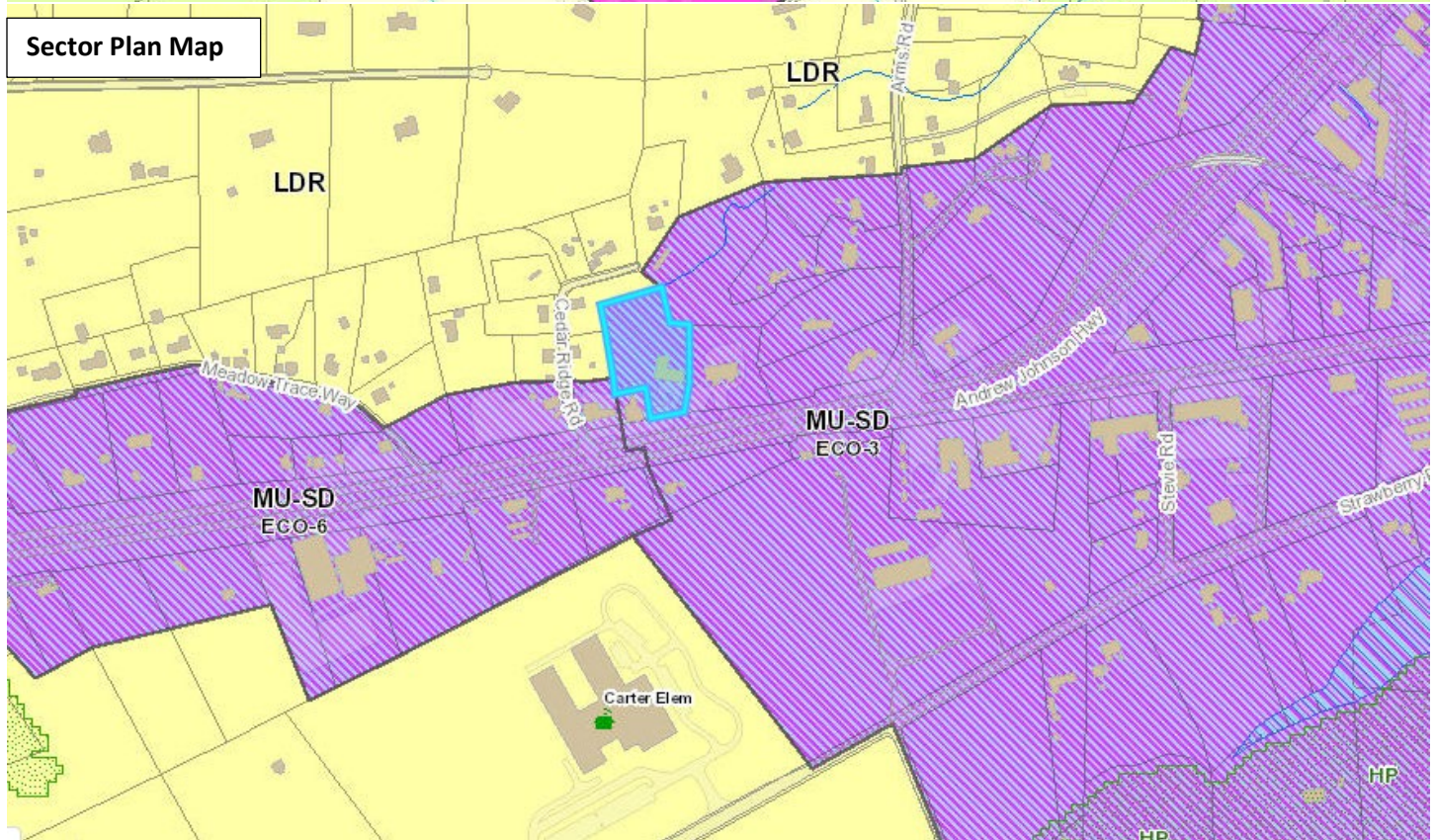
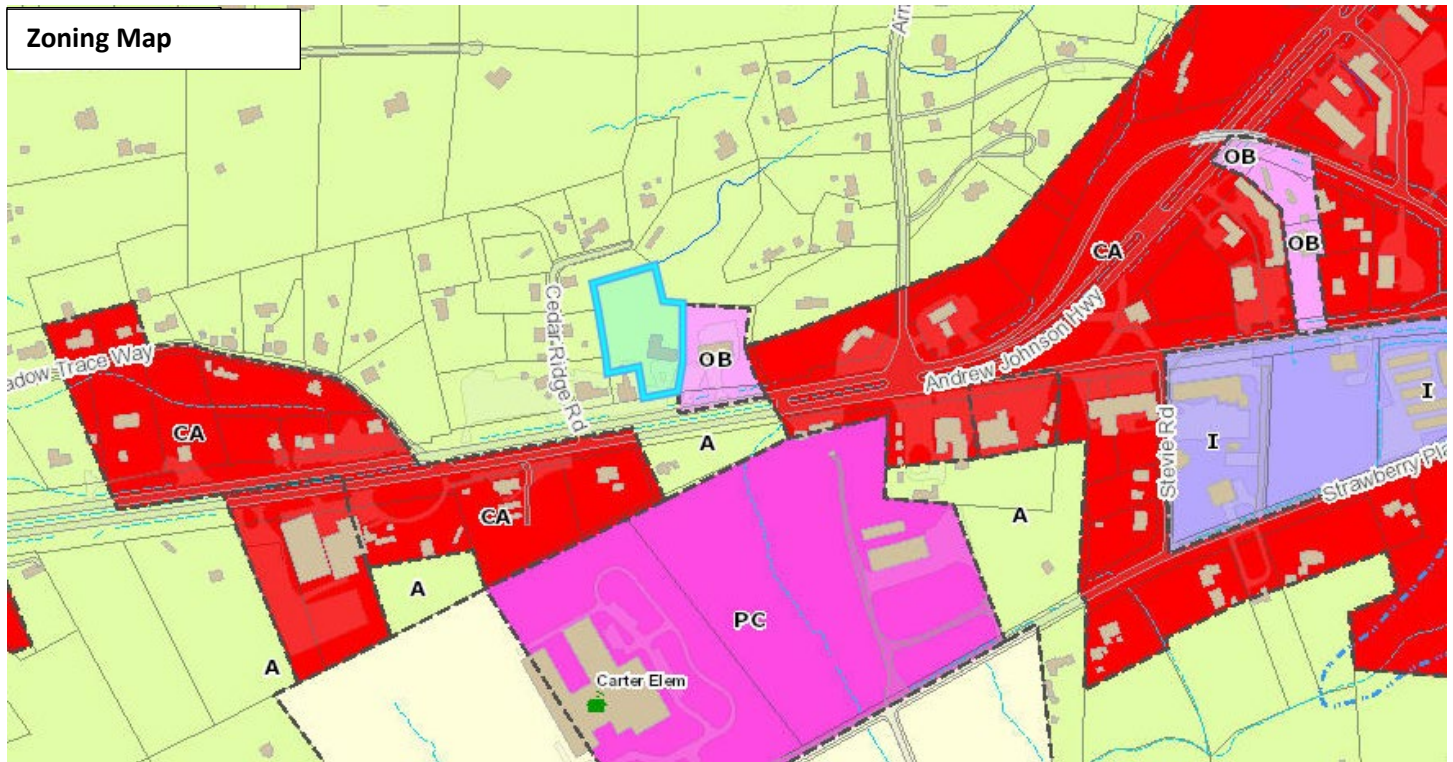


Exhibit B. 4-H-21-SP / 4-L-21-RZ Contextual Images

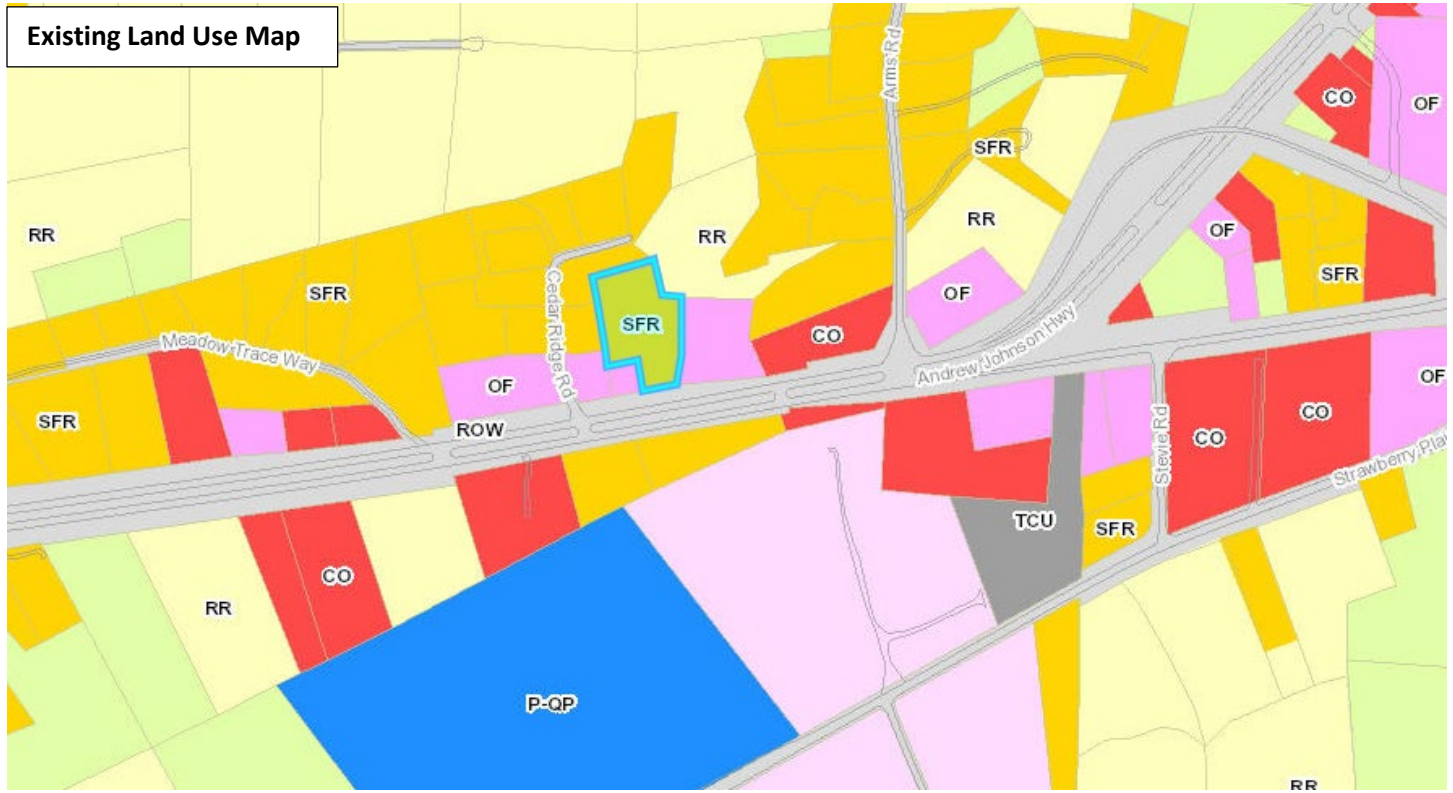
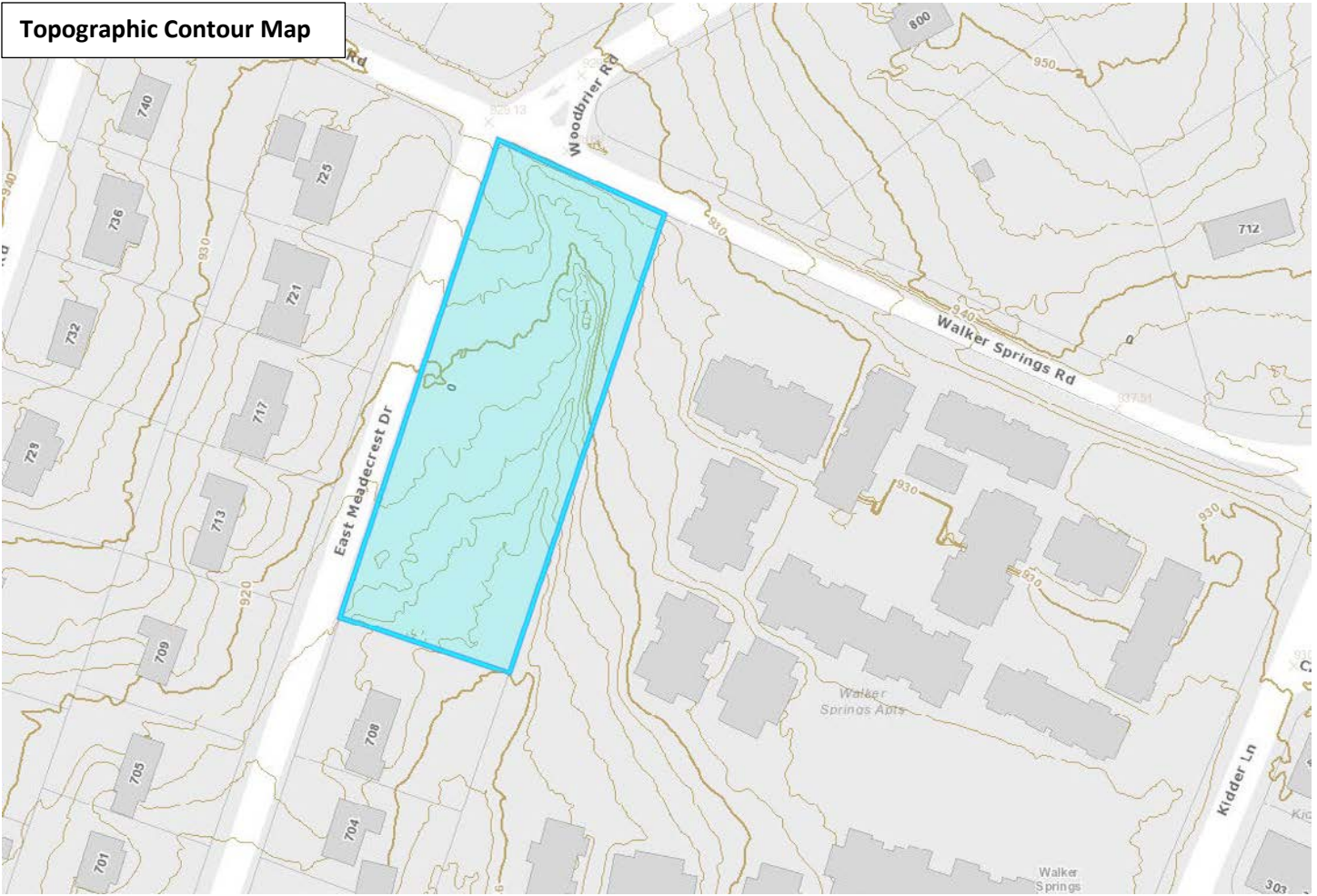


Exhibit B. 4-H-21-SP / 4-L-21-RZ Contextual Images



(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

Reset Form



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP OYP
- Rezoning

Wilma Cardin / Robert Vaughn

Owner / Property Manager

Applicant Name

Affiliation

2-22-2021

ASAP

Date Filed

Meeting Date (if applicable)

File Number(s)

4-L-21-RZ
4-H-21-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

Wilma Cardin / Robert Vaughn

n/a

Name

Company

1633 Bays Mountain Road

New Market

TN

37820

Address

City

State

ZIP

865-776-9180

whfarmstn@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Wilma Cardin

1633 Bays Mountain Road, New Market, TN 37820 865-766-7049

Owner Name (if different)

Owner Address

Owner Phone

8535 Ashville Hwy, Knoxville, TN 37924

062 21101

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Asheville Highway, due East of Cedar Ridge Road

1.78 ac.

General Location

Tract Size

8th

A

SFR

City County

District

Zoning District

Existing Land Use

East County

MU-SD eco-6

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

- Combine Parcels
 Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

Zoning Change From Agriculture to ~~XXX~~ OB

Proposed Zoning _____

Plan Amendment Change 0

Proposed Plan Designation(s) _____

Pending Plat File Number

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)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1		Total
0326	1,200.00 20% added to total	XXXXXX
Fee 2		Paid with two separate credit card payments
0516	720.00	
Fee 3		
		1920.00

AUTHORIZATION

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

Wilma Jean Cardin Digitally signed by Wilma Jean Cardin
Date: 2021.02.22 16:50:23 -05'00'

Wilma Cardin / Robert Vaughn

4-22-2021

Applicant Signature

Please Print

Date

865-776-9180

whfarmstn@gmail.com

Phone Number

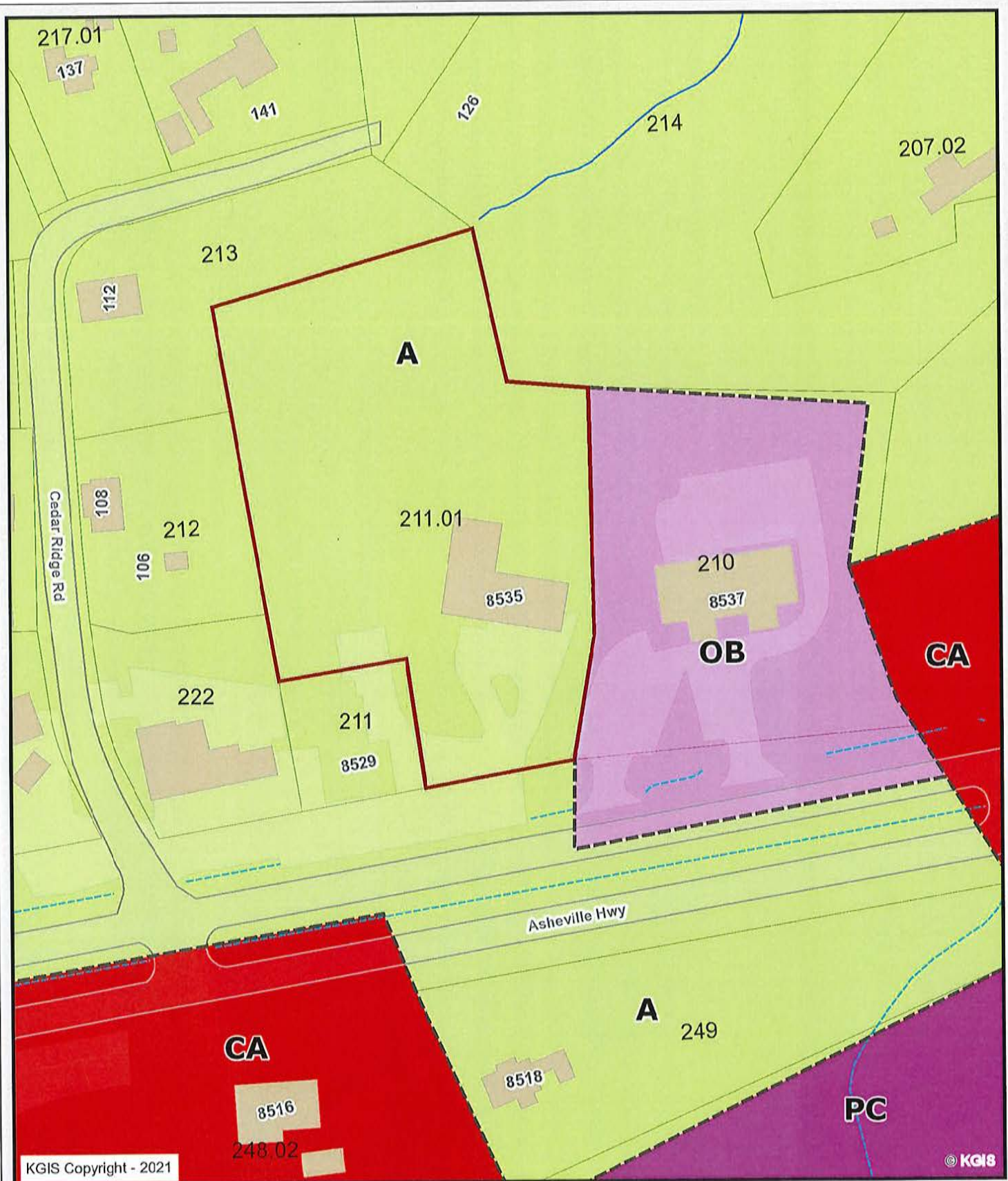
Email

2/23/2021

Staff Signature

Marc Payne
Please Print

Date



KGIS Copyright - 2021

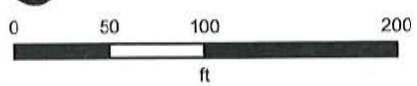
© KGIS

Letter Portrait
4-L-21-RZ

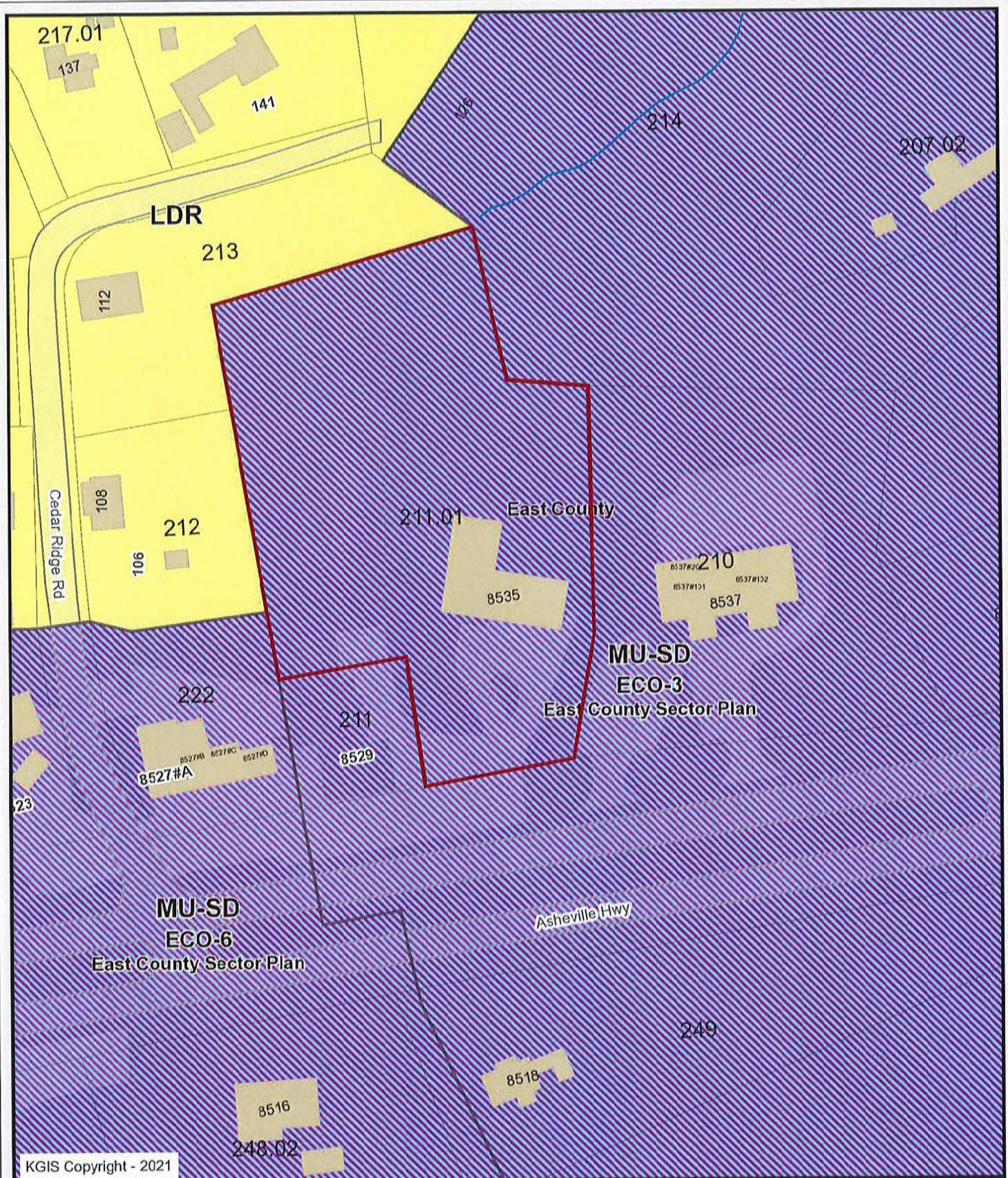
Knoxville - Knox County - KUB Geographic Information System



Printed: 2/23/2021 at 8:39:33 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



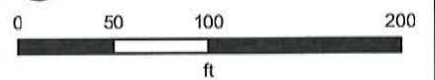
KGIS Copyright - 2021

Letter Portrait
4-L-21-RZ

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/23/2021 at 8:41:29 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.