

# REZONING REPORT

► **FILE #:** 4-N-21-RZ

**AGENDA ITEM #:** 23

**AGENDA DATE:** 4/8/2021

► **APPLICANT:** MIKE PATEL / PURVI HOSPITALITY LLC

OWNER(S): Riddi Enterprises

TAX ID NUMBER: 119 01861

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 317 N. Cedar Bluff Rd.

► **LOCATION:** West side of N. Cedar Bluff Rd., at the intersection of Cross Park Dr., north of Parkwest Blvd.

► **APPX. SIZE OF TRACT:** 2.75 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via N Cedar Bluff Rd a major arterial street with approximately 63ft of pavement with 102ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

► **PRESENT ZONING:** C-H-2 (Highway Commercial)

► **ZONING REQUESTED:** C-G-2 (General Commercial)

► **EXISTING LAND USE:** Commercial

►  
EXTENSION OF ZONE: No

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Private recreation - PC (Planned Commercial)

South: Office - C-H-2 (Highway Commercial)

East: Commercial - C-G-2 (General Commercial)

West: Agriculture/forestry/vacant - PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: The subject property is in a commercial area of Northwest Knox County. Surrounding development in the area includes a mix of private recreation, office, and commercial uses in the PC, C-H-2, and C-G-2 zones.

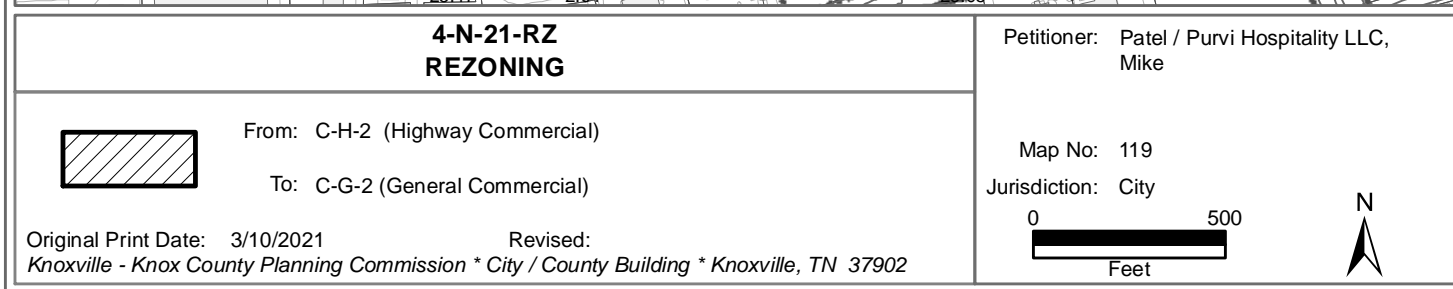
## STAFF RECOMMENDATION:

► Postpone the item for the 30-days to the May 13, 2021 Planning Commission meeting, as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on . 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: MIKE PATEL, PURVI HOSPITALITY, LLC  
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 4-N-21-RZ

Date Scheduled for Planning Review: APRIL 8, 2021

Date Request Filed: \_\_\_\_\_ Request Accepted by: \_\_\_\_\_

## REQUEST

☒ Postpone

Please postpone the above application(s) until:

MAY 13, 2021

DATE OF FUTURE PUBLIC MEETING

☐ Table

Please table the above application(s).

☐ Withdraw

Please withdraw the above application(s).

State reason for request:

CHANGED ARCHITECT

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: \_\_\_\_\_

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

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

## APPLICATION AUTHORIZATION

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

Signature: [Signature]

PLEASE PRINT

Name: RICHARD A. BAILEY

Address: 224 ILLINOIS AVE

City: DAK ROGE State: TN Zip: 37830

Telephone: (865) 482-5260

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

E-mail: RBAILEY@RABCOINC.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.



**RECEIVED**

By Elizabeth Albertson at 4:41 pm, Mar 01, 2021

**DEVELOPMENT REQUEST****DEVELOPMENT**

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

**SUBDIVISION**

- ☐ Concept Plan  
☐ Final Plat

**ZONING**

- ☐ Plan Amendment  
☒ Rezoning

Mike Patel, Purvi Hospitality LLC

Applicant Name

March 1, 2021

Date Filed

April 8, 2021

Meeting Date (if applicable)

Developer

Affiliation

4-N-21-RZ

File Number(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

Richard A. Bailey

Name

224 Illinois Ave

Address

(865)482-5260

Phone

R A Bailey Co

Company

Oak Ridge

City

TN

State

37830-4963

Zip

RBAiley@RABCOinc.com

Email

**CURRENT PROPERTY INFO**

Riddi Enterprises Corp

Owner Name (if different)

317 N Cedar Bluff Rd

Owner Address

(931)787-4573

Owner Phone

317 N Cedar Bluff Rd

Property Address

119 018.61

Parcel ID

w/s N Cedar Bluff Rd, directly across from the intersection at Cross Park Dr.  
N of Park West Blvd

General Location

2.75 Acres

Tract Size

City Council District 2

Jurisdiction (specify district above) ☒ City ☐ County

C-H-2

Zoning District

Northwest County

Planning Sector

GC (General Commercial)

Sector Plan Land Use Classification

Inside the City of Knoxville

Growth Policy Plan Designation

Commercial

Existing Land Use

N

Septic (Y/N)

KUB

Sewer Provider

KUB

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): _____	
SUBDIVISION	<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
ZONING	Total Number of Lots Created: _____	
	<input type="checkbox"/> Other (specify): _____	
	<input type="checkbox"/> Attachments / Additional Requirements	
	<input checked="" type="checkbox"/> Zoning Change: <b>C-G-2</b>	
	Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change: _____	
Proposed Plan Designation(s)		
Proposed Density (units/acre)		Previous Rezoning Requests
<input type="checkbox"/> Other (specify): _____		

**1-R-82-RZ, 12FF-83-RZ**

STAFF USE ONLY	<b>PLAT TYPE</b>		<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Staff Review	<input type="checkbox"/> Planning Commission	0326	\$2,000
	<b>ATTACHMENTS</b>		<b>FEE 2:</b>	\$2,000.00
	<input type="checkbox"/> Property Owners / Option Holders	<input type="checkbox"/> Variance Request	<b>FEE 3:</b>	
	<b>ADDITIONAL REQUIREMENTS</b>			
	<input type="checkbox"/> Design Plan Certification (Final Plat only)	<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)		
<input type="checkbox"/> Traffic Impact Study				

## AUTHORIZATION

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

	<b>R A Bailey</b>	<b>3/1/21</b>
Applicant Signature	Please Print	Date
(865)482-5260	<b>RBailey@RABCOinc.com</b>	
Phone Number	Email	
	<b>Elizabeth Albertson</b>	<b>3/1/2021</b>
Staff Signature	Please Print	Date



