

REZONING REPORT

► **FILE #:** 10-I-21-RZ **AGENDA ITEM #:** 6

POSTPONEMENT(S): 10/14/2021 **AGENDA DATE:** 12/9/2021

► **APPLICANT:** **GEORGE W. HICKS**

OWNER(S): George W. Hicks

TAX ID NUMBER: 60 13113

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6447 Rutledge Pk.

► **LOCATION:** **North of Rutledge Pike, west of Rosewood Road**

► **APPX. SIZE OF TRACT:** **1 acres**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: This property utilizes a 40-ft wide private access easement to access Rutledge Pike, a major arterial road with 120-ft of pavement width within a 275-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Woods Creek

► **PRESENT ZONING:** **A (Agricultural)**

► **ZONING REQUESTED:** **CA (General Business)**

► **EXISTING LAND USE:** **Single-family residential.**

►
EXTENSION OF ZONE: Yes, CB to the south and west.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - A (Agricultural)

South: Agriculture/forestry/vacant - CB (Business and manufacturing)

East: Agriculture/forestry/vacant - CB (Business and manufacturing)

West: Agriculture/forestry/vacant - CB (Business and manufacturing)

NEIGHBORHOOD CONTEXT: This property is located on the north side of Rutledge Pike, with numerous commercially zoned properties nearby. The area in general consists of mostly commercial, office uses, and vacant land. Single family homes lie to the south side of Rutledge Pike.

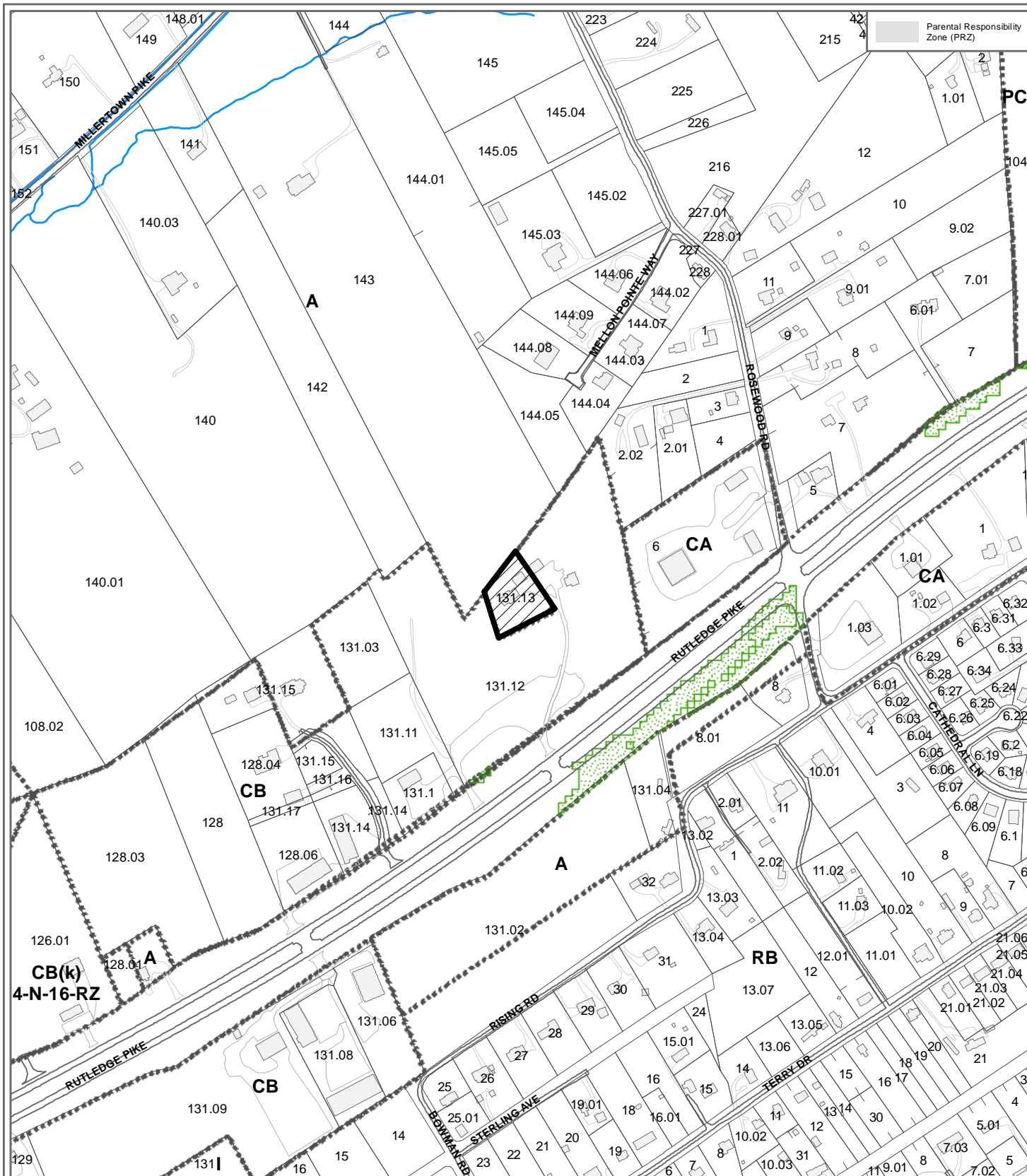
STAFF RECOMMENDATION:

► **Withdraw at the request of the applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/24/2022. 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.



10-I-21-RZ REZONING

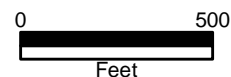
From: A (Agricultural)
To: CA (General Business)



Original Print Date: 9/8/2021
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Hicks, George W.

Map No: 60
Jurisdiction: County





Request to Postpone • Table • Withdraw

Name of Applicant: George W. Hicks
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 10-1-21 RZ

Date Scheduled for Planning Review: 9 Dec 2021

Date Request Filed: 23 Nov 2021 Request Accepted by: [Signature]

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:

Litigation in court.

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: George W. Hicks

PLEASE PRINT

Name: George W. Hicks

Address: 8916 Rutledge PK

City: Mascot State: TN Zip: 37806

Telephone: 865-235-7628

Fax: _____

E-mail: hicks8916@att.net

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.

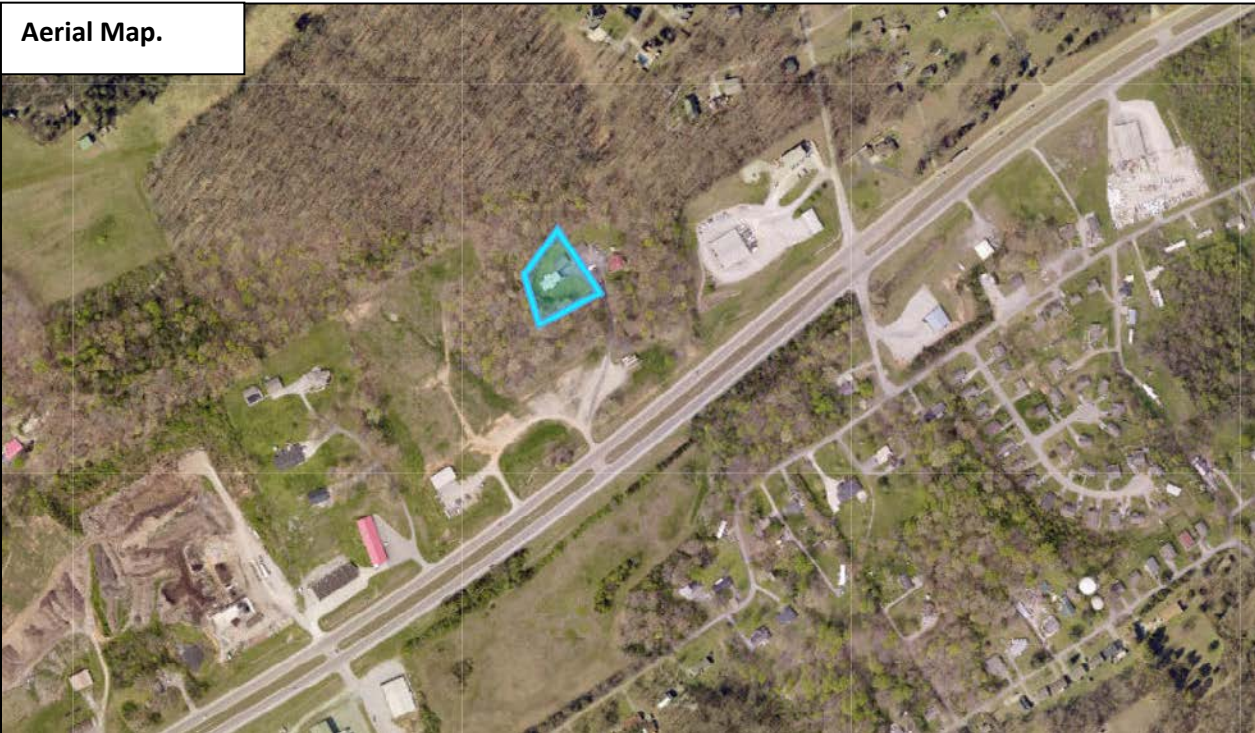
10-I-21-RZ

EXHIBIT A. Contextual Images

Location Map.

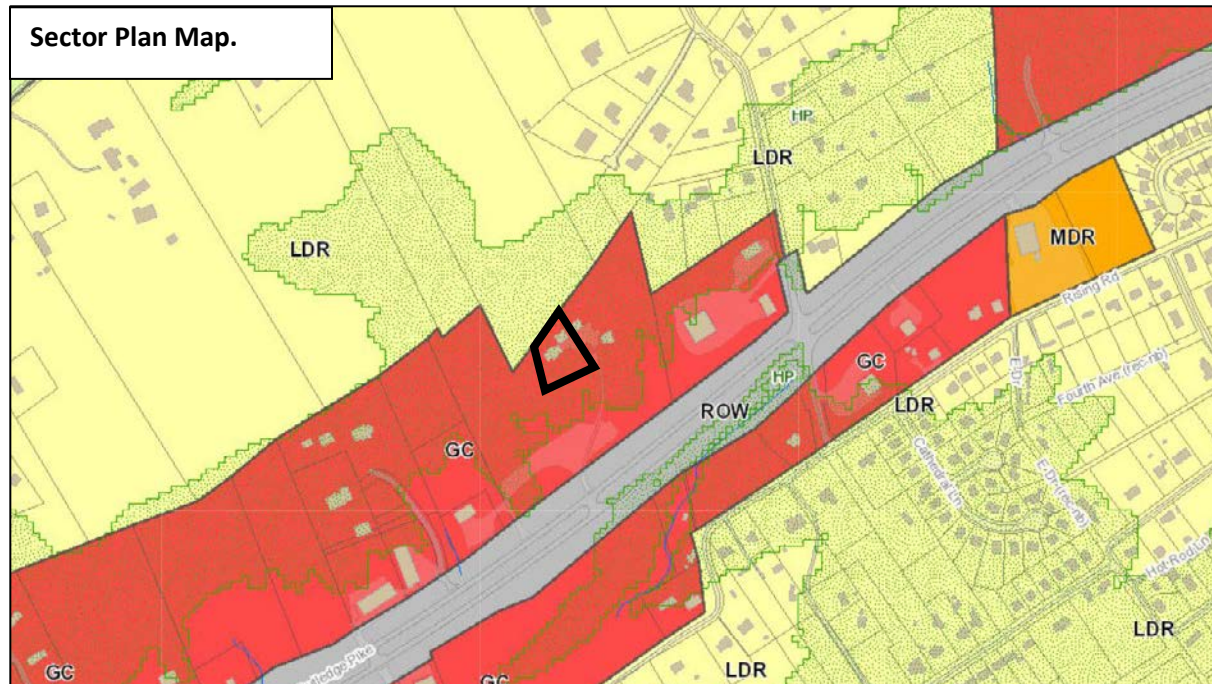
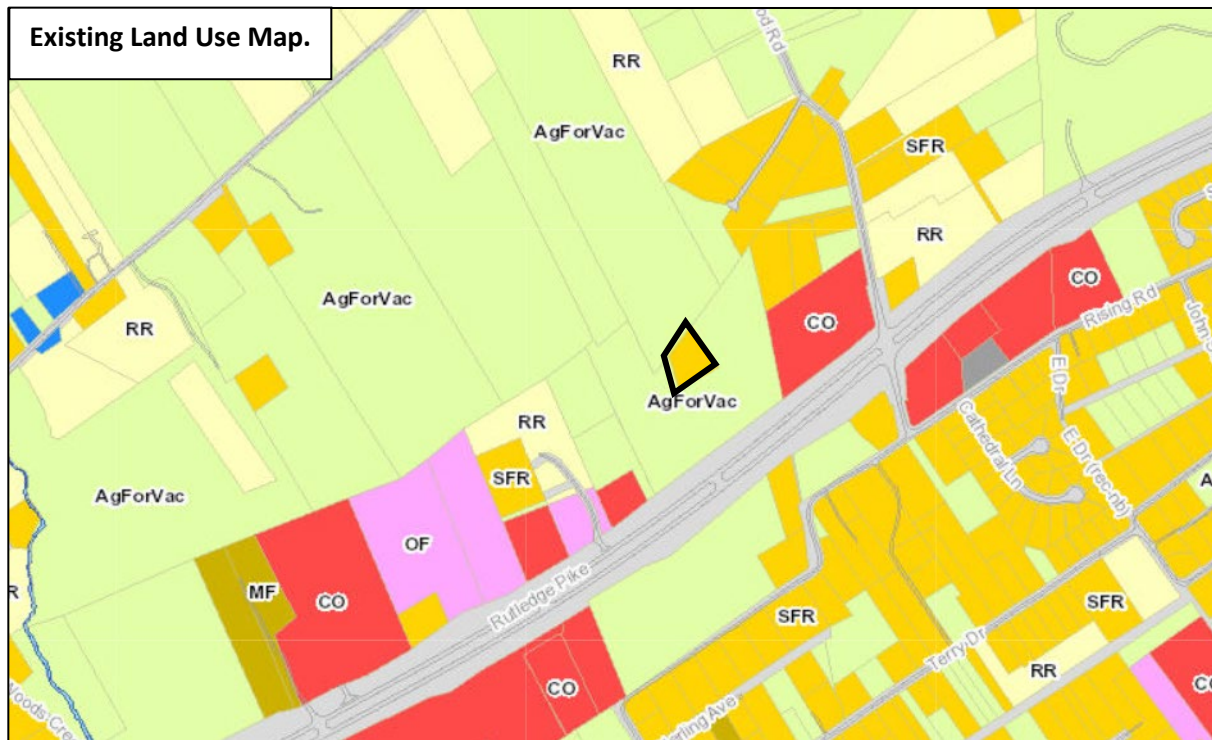


Aerial Map.



10-I-21-RZ

EXHIBIT A. Contextual Images



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EXHIBIT A. Contextual Images

Eagle Eye View of Property.



(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



Development Request

Reset Form

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

George W. Hicks
Applicant Name

owner
Affiliation

11 Aug 2021
Date Filed

10/14/2021
Meeting Date (if applicable)

File Number(s)

10-I-21-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

George W. Hicks
Name

Company

8916 Rutledge PK
Address

Mascot
City

TN
State

37806
ZIP

865-235-7628
Phone

hicks8916@att.net
Email

CURRENT PROPERTY INFO

(same as above)
Owner Name (if different)

Owner Address

Owner Phone

6447 Rutledge PK
Property Address

060 13113
Parcel ID

Sewer Provider

Northeast Knox Utility
Water Provider

Y
Septic (Y/N)

STAFF USE ONLY

North of Rutledge PK, west of Rosewood Rd.
General Location

1 acre
Tract Size

☐ City ☒ County
District

A
Zoning District

Single family residential
Existing Land Use

Northeast County
Planning Sector

GC/CCR HP
Sector Plan Land Use Classification

Urban Growth Boundary
Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

☐ Combine Parcels
 ☐ Divide Parcel
 Unit / Phase Number
 Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☒ Zoning Change ~~commercial~~ CA (General Business), per email received on 8/20/2021

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

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 \$1,000.00 \$1,000.00

Fee 2

Fee 3

AUTHORIZATION

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

George W. Hicks
 Applicant Signature

George W. Hicks
 Please Print

11 Aug 2021
 Date

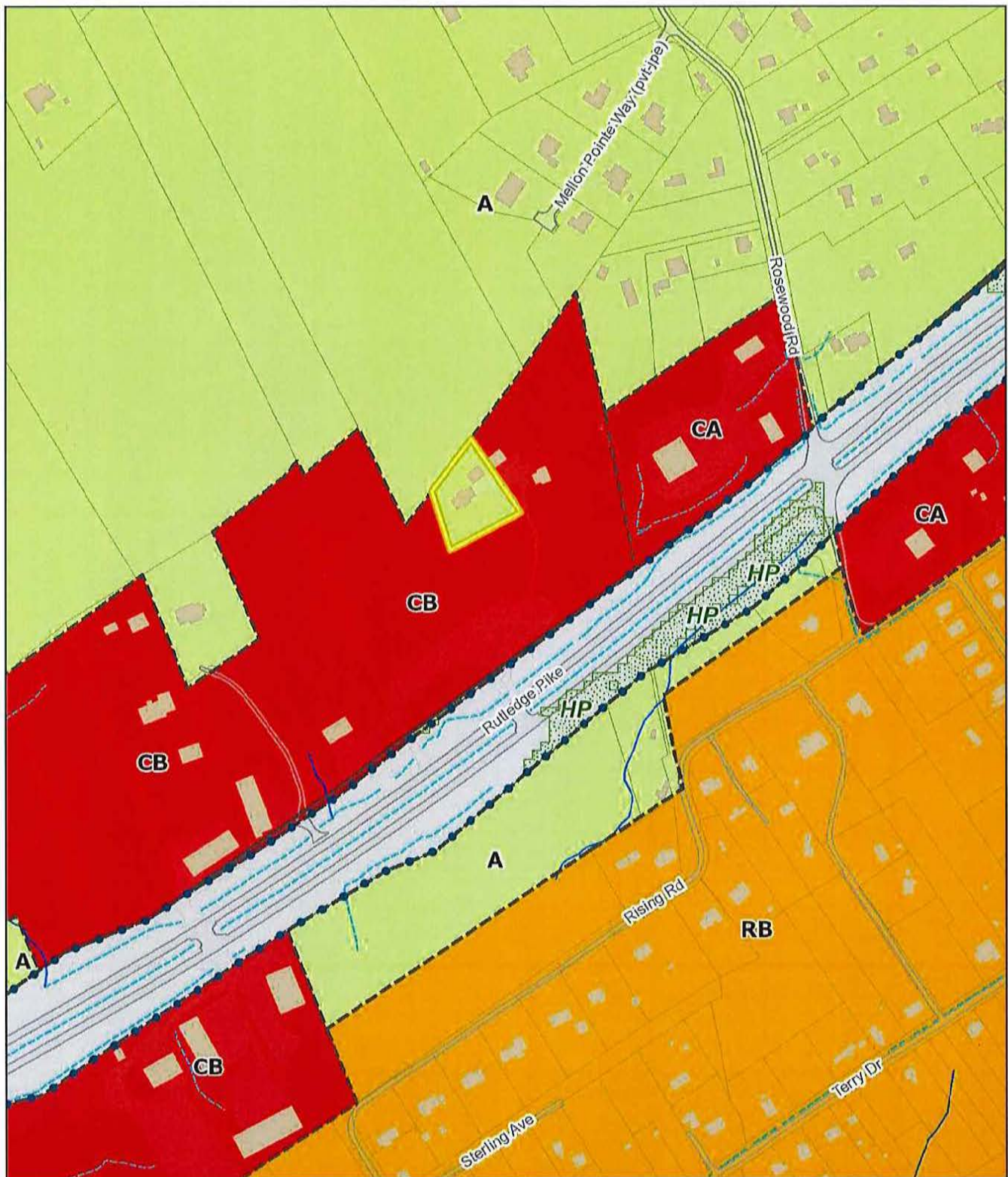
865-235-7628
 Phone Number

hicks8916@att.net
 Email

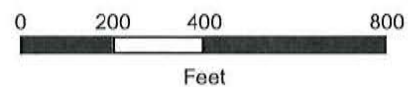
Michelle Portier
 Staff Signature

Michelle Portier
 Please Print

8/24/2021
 8/20/2021 swm
 Date



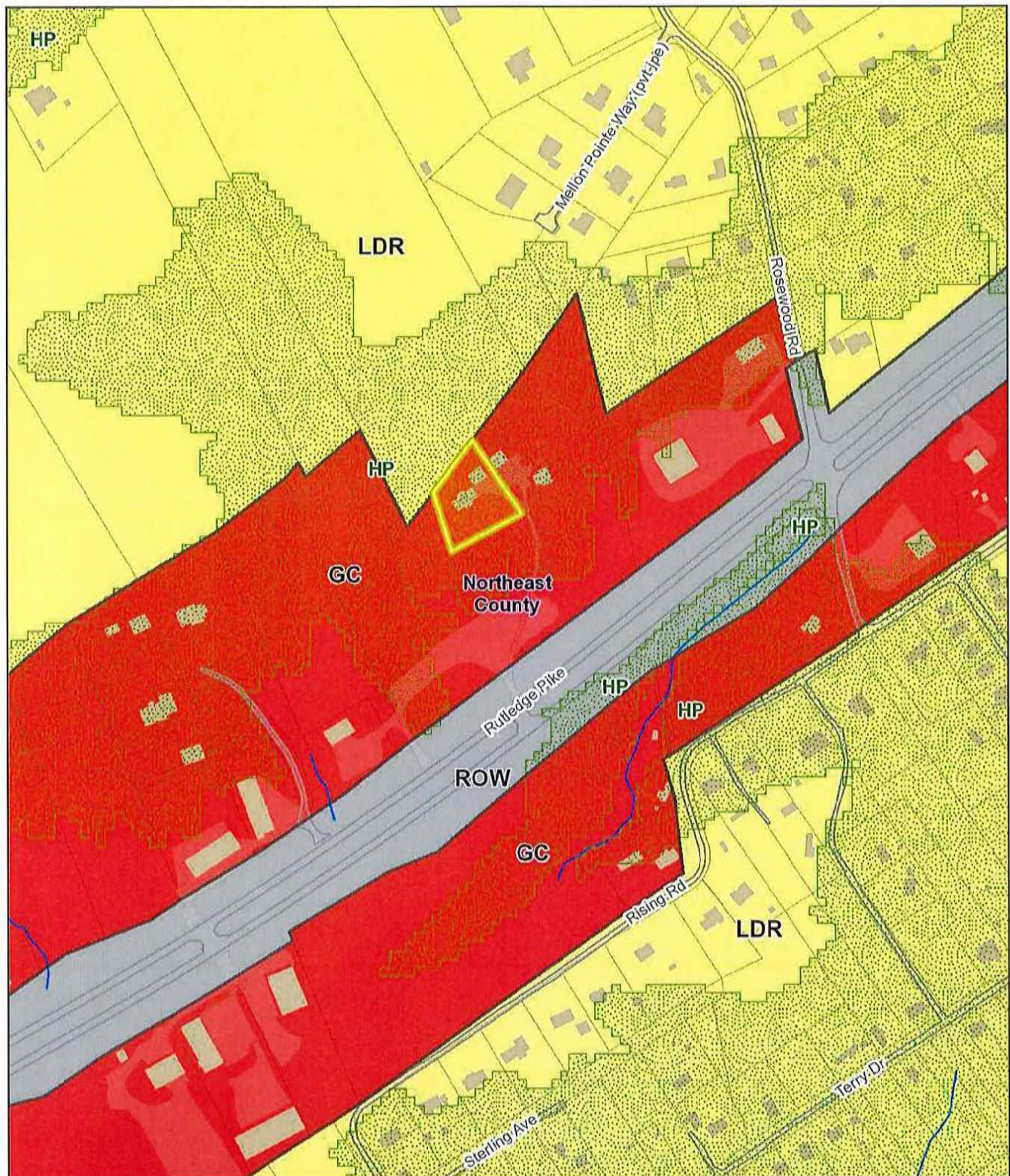
Zoning Map



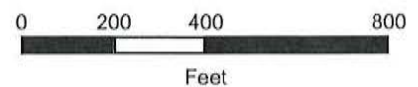
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Sector Plan Map

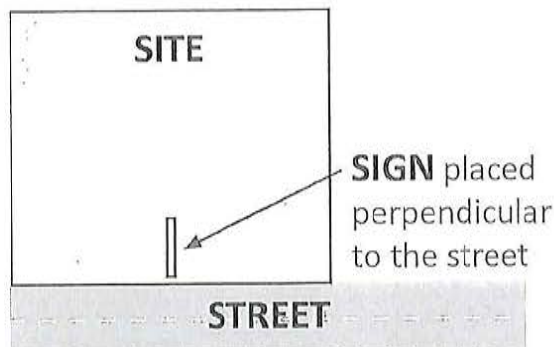


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

Sept 29th and Oct 15th
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: George W. Hicks

Date: 8/24/2021

File Number: 10-I-21-RZ

☐

Sign posted by Staff

☐

Sign posted by Applicant