

REZONING REPORT

► **FILE #:** 12-E-21-RZ

AGENDA ITEM #: 12

AGENDA DATE: 12/9/2021

► **APPLICANT:** BRUCE DUNCAN

OWNER(S): Bruce Duncan

TAX ID NUMBER: 135 C C 001

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 2309 Maryville Pk.

► **LOCATION:** West side of Maryville Pike

► **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Maryville Pike, a minor arterial road with 25-ft of pavement width within a 60-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

► **PRESENT ZONING:** RB (General Residential)

► **ZONING REQUESTED:** T (Transition)

► **EXISTING LAND USE:** Office and Single-family dwelling

►
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Rural residential - RB (General Residential)

South: Single-family residential - RB (General Residential)

East: Single-family residential - RB (General Residential)

West: Single-family residential - RB (General Residential)

NEIGHBORHOOD CONTEXT: This property is located in an area with a mix of residential, commercial, industrial and quasi-public uses. Properties along this side of Maryville Pike also have frontage along a rail line.

STAFF RECOMMENDATION:

► **Approve T (Transition) zoning because it is consistent with the sector plan and because the property is located in a transition area between residential and commercial development.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR

CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The former Mayo seed warehouse site, a large industrially-zoned property located just northeast of this parcel, is currently being graded for redevelopment.
2. KGIS historic aerial photos identify that a commercial building has existed on the property since 1959.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The T (Transition) zone is intended for development that is compatible and harmonious with adjacent residential and commercial zones.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. This property is located in an area with RB (General Residential) zoning to the south and CA (General Business) zoning to the north and south. T zoning permits similar uses to what is already permitted in this area, therefore it is not anticipated that any adverse effects will result from this proposed amendment.

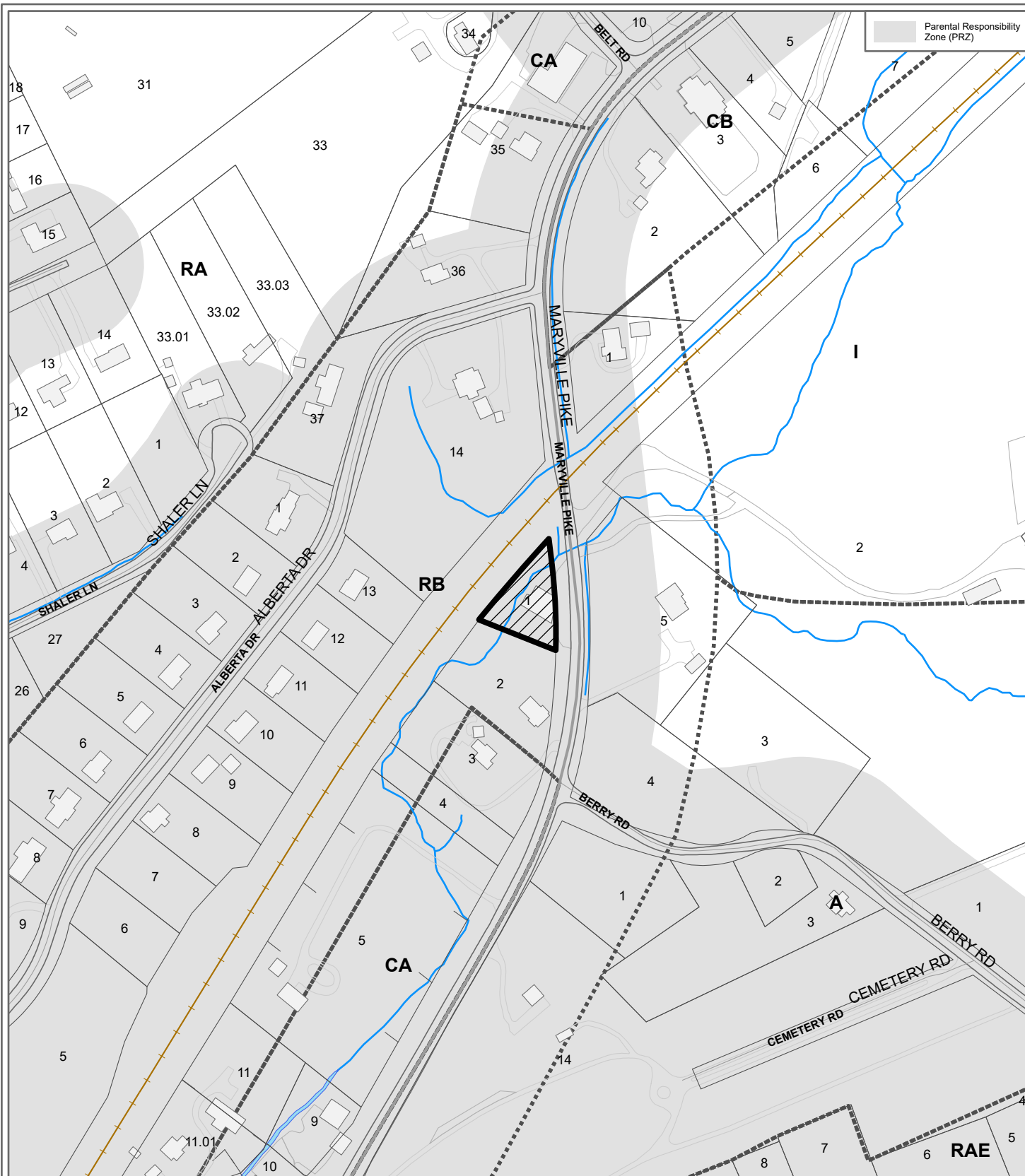
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. T zoning is compatible with the existing MDR (Medium Density Residential) Sector Plan land use classification.
2. The proposed amendment is consistent with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

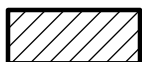
If approved, this item will be forwarded to Knox County Commission for action on 1/24/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



12-E-21-RZ REZONING

From: RB (General Residential)

To: T (Transition)

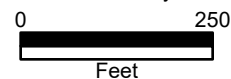


Original Print Date: 11/15/2021
 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Duncan, Bruce

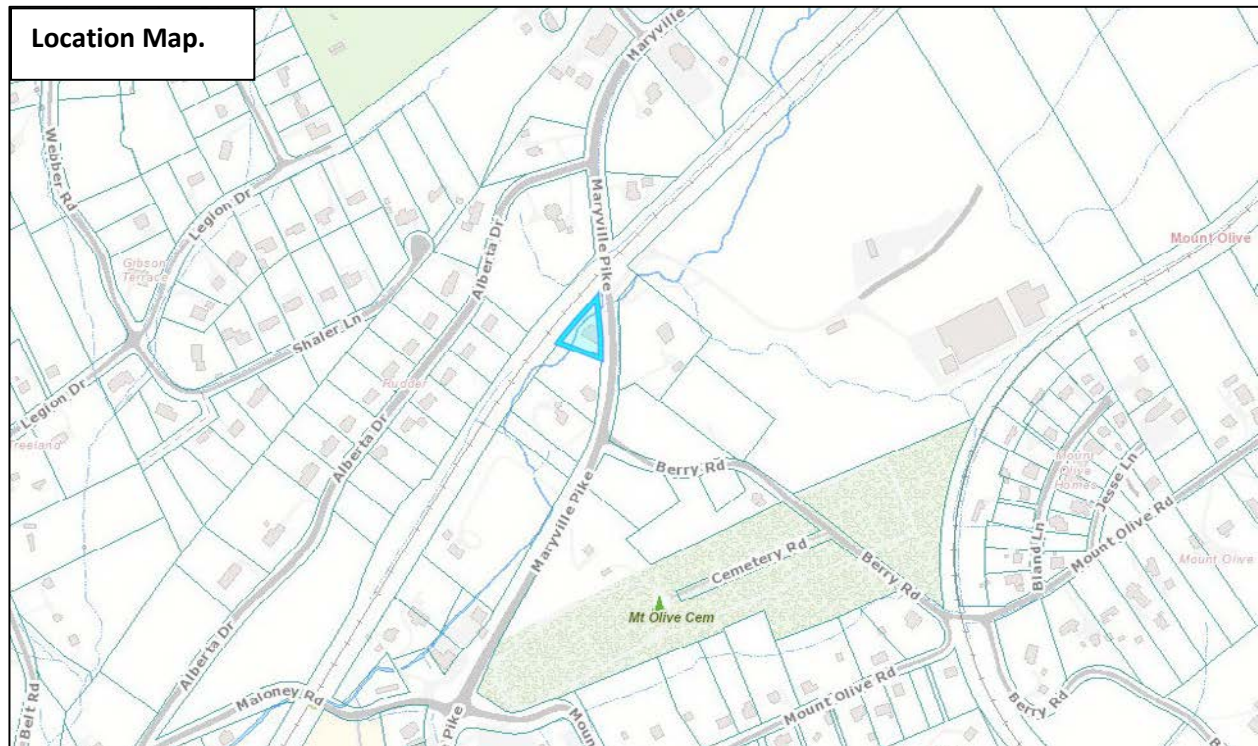
Map No: 135

Jurisdiction: County



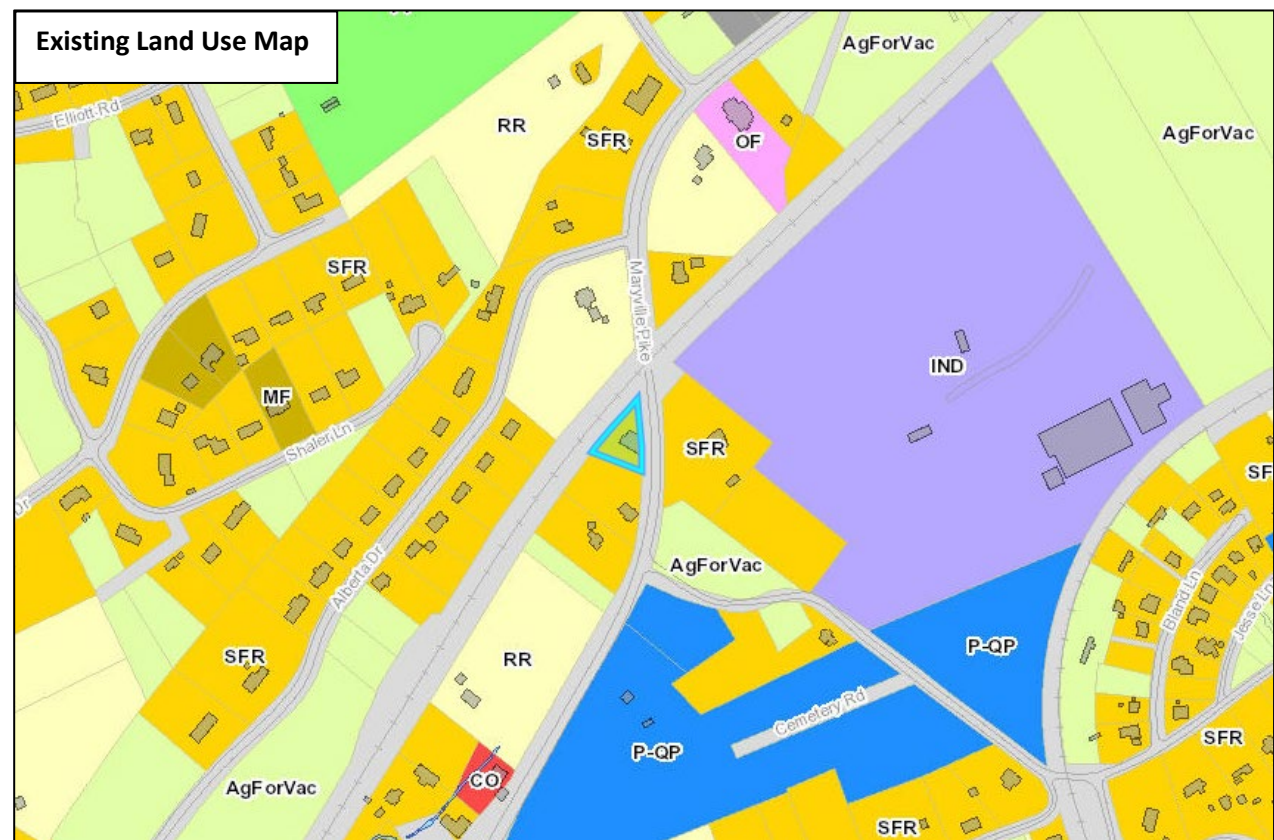
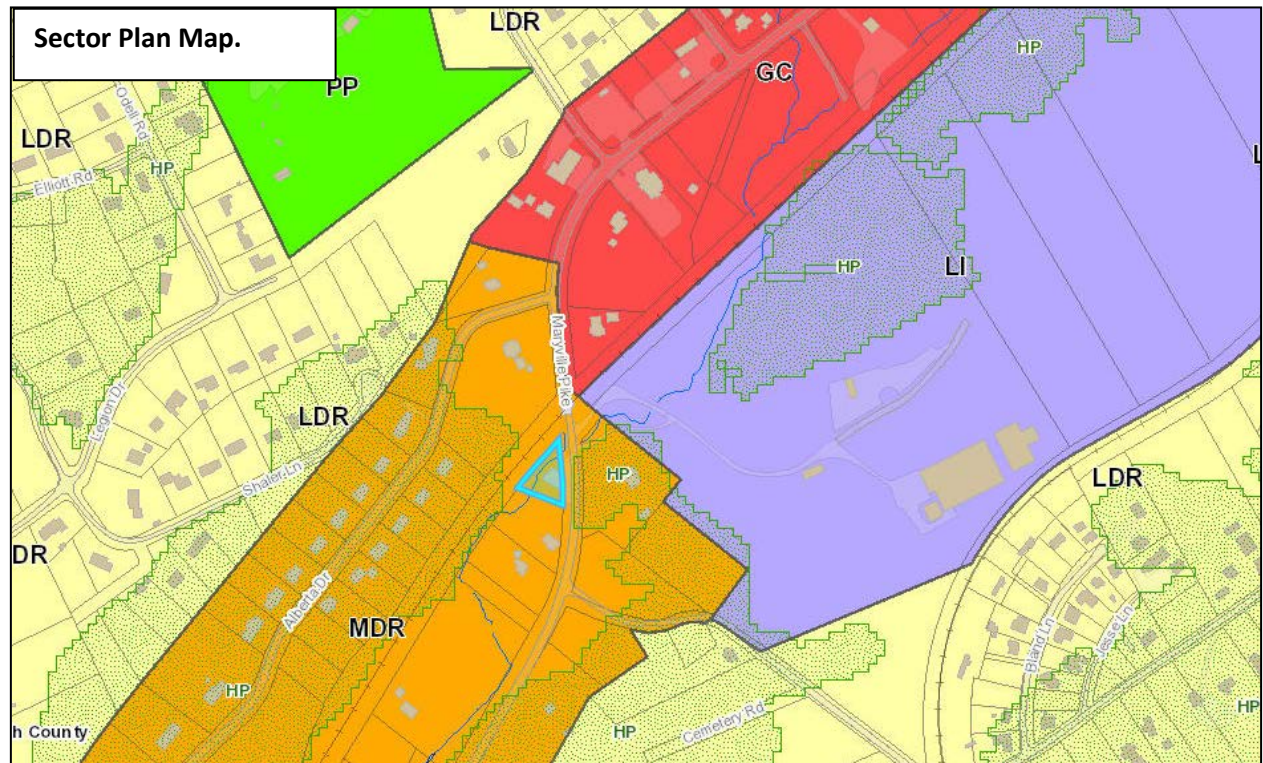
12-E-21-RZ

EXHIBIT A. Contextual Images



12-E-21-RZ

EXHIBIT A. Contextual Images



12-E-21-RZ

EXHIBIT A. Contextual Images

Street View





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

Bruce Duncan
Applicant Name

Affiliation

10-22-21
Date Filed

December 9, 2021
Meeting Date (if applicable)

File Number(s)

12-E-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

Bruce Duncan
Name

Company

3705 S View Cir
Address

Knoxville
City

TN
State

37920
ZIP

865-292-5040
Phone

smptnllc@gmail.com
Email

CURRENT PROPERTY INFO

Bruce Duncan
Owner Name (if different)

3705 S View Circle
Owner Address

865-292-5040
Owner Phone

2309 Maryville Pike
Property Address

135CC001
Parcel ID

Kub
Sewer Provider

Kub
Water Provider

N
Septic (Y/N)

STAFF USE ONLY

West side of Maryville Pike
General Location

0.3
Tract Size

☐ City ☒ County 9
District

RB
Zoning District

SFR
Existing Land Use

South County
Planning Sector

MDR
Sector Plan Land Use Classification

Urban Growth
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 ChangeT Transition Zone
Proposed Zoning☐ Plan Amendment Change

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

0326 | \$1,000

Fee 2

Fee 3

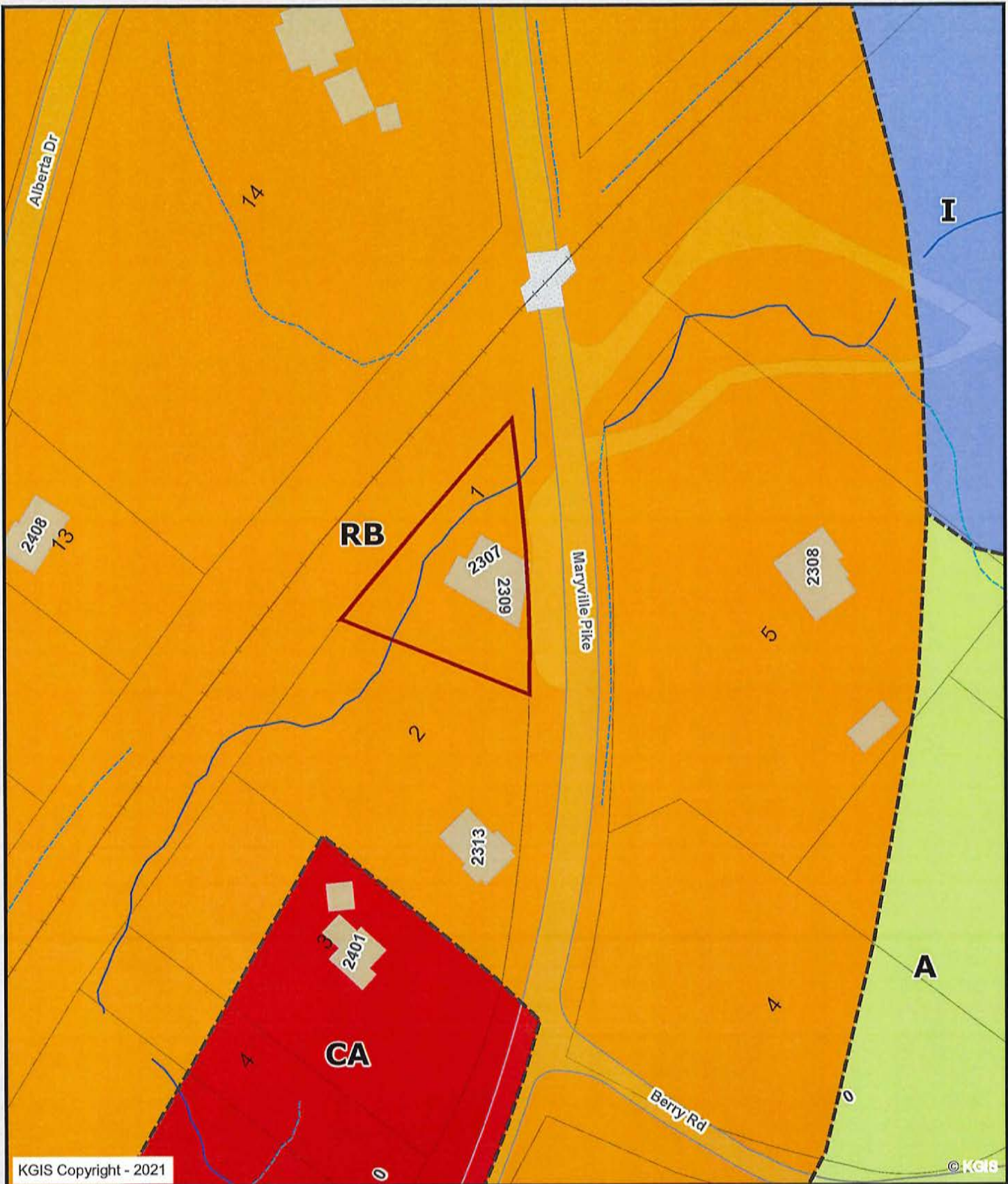
Total

\$1,000

AUTHORIZATION

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

[Signature]
Applicant SignatureBruce Dunagan
Please Print10/22/2021
Date865-292-5040
Phone NumberIMPTNLCC@gmail.com
Email[Signature]
Staff SignatureLevan King Cranston
Please Print10/22/2021
Date

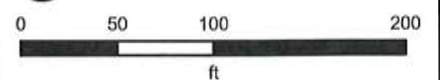


1209 Maryville Pk.

Knoxville - Knox County - KUB Geographic Information System

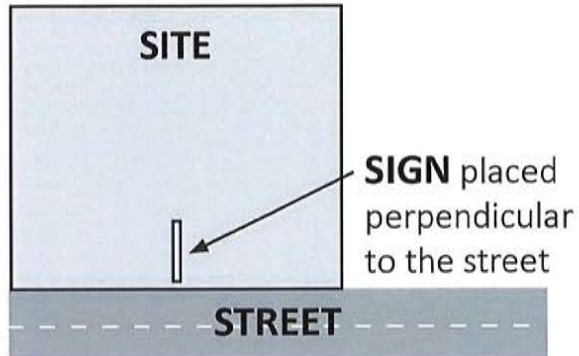


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

Nov. 24th and Dec 10th
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Bruce Duncan

Date: 10/22/21

File Number: 12-E-21-RZ

☐

Sign posted by Staff



Sign posted by Applicant