

REZONING REPORT

► **FILE #:** 2-C-21-RZ

AGENDA ITEM #: 11

AGENDA DATE: 2/11/2021

► **APPLICANT:** VAULTON FAMILY HOLDING COMPANY, LLC

OWNER(S): Vaulton Family Holding Company, LLC

TAX ID NUMBER: 62 165 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8014 Asheville Hwy.

► **LOCATION:** South side of Asheville Hwy., west of Molly Bright Rd., east of S. Wooddale Rd.

► **APPX. SIZE OF TRACT:** 2 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Asheville Highway is a major arterial consisting of a two travel lanes in each direction separated by a grass median. Each travel direction has a pavement width of 22 ft inside a right-of-way ranging from 151 ft to 163 ft at this location.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking East Creek

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

► **ZONING REQUESTED:** OA (Office Park)

► **EXISTING LAND USE:** Single family dwelling and several small warehouses

► EXTENSION OF ZONE: Yes, PR zoning with up to 5 du/ac is adjacent to the east.

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Rural residential and agricultural/forestry/vacant - A (Agricultural)

South: Agricultural/forestry/vacant - A (Agricultural)

East: Agricultural/forestry/vacant and commercial - A (Agricultural) and CA (General Commercial)

West: Agricultural/forestry/vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: This stretch of Asheville Highway has a rural feel with mostly large lot single family dwellings on both sides of the highway, though there are pockets of commercial zoning present.

STAFF RECOMMENDATION:

► Approve OA (Office Park) zoning for the portion of the parcel requested because it is consistent with the East County Sector Plan's ECO-5 (Asheville Highway Mixed Use Agricultural, Residential and Office Districts) designation.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 COUNTY GENERALLY:

1. There is an increased need for professional services within a close proximity to residential development. In general, the County's residential areas are growing quickly. This area is expected to experience growth as part of that trend.

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

1. The OA (Office Park Zone) is intended to provide for orderly development of office parks so that structures, access road improvements, utility distribution, landscaping, pedestrian circulation, waste disposal and related elements are complementary and allow orderly sequential development through initial coordination of utilities and other services. To create a zone which is compatible with surrounding residential areas and serves as a transitional area from residential to other less compatible land uses.

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. CA (General Business) and CB (Business and Manufacturing) zoning is already present in pockets along Asheville Highway, and the CB zone is adjacent to the east.

2. The OA is less intense than the CA and CB zones already present and provides a better transition than these zones from Asheville Highway on the north to the LDR (Low Density Residential) land uses to the south.

3. The size of the property will be self-limiting with regards to the size of building that could be constructed, and the OA zone caps building height at 35 feet. Therefore, the size of the development is not expected to cause adverse impacts on surrounding residential development.

4. A Type "A" landscape screen with a minimum depth of 15 feet is required as a buffer along shared lot lines between business uses and residential uses [Article 4.10.11.A-B].

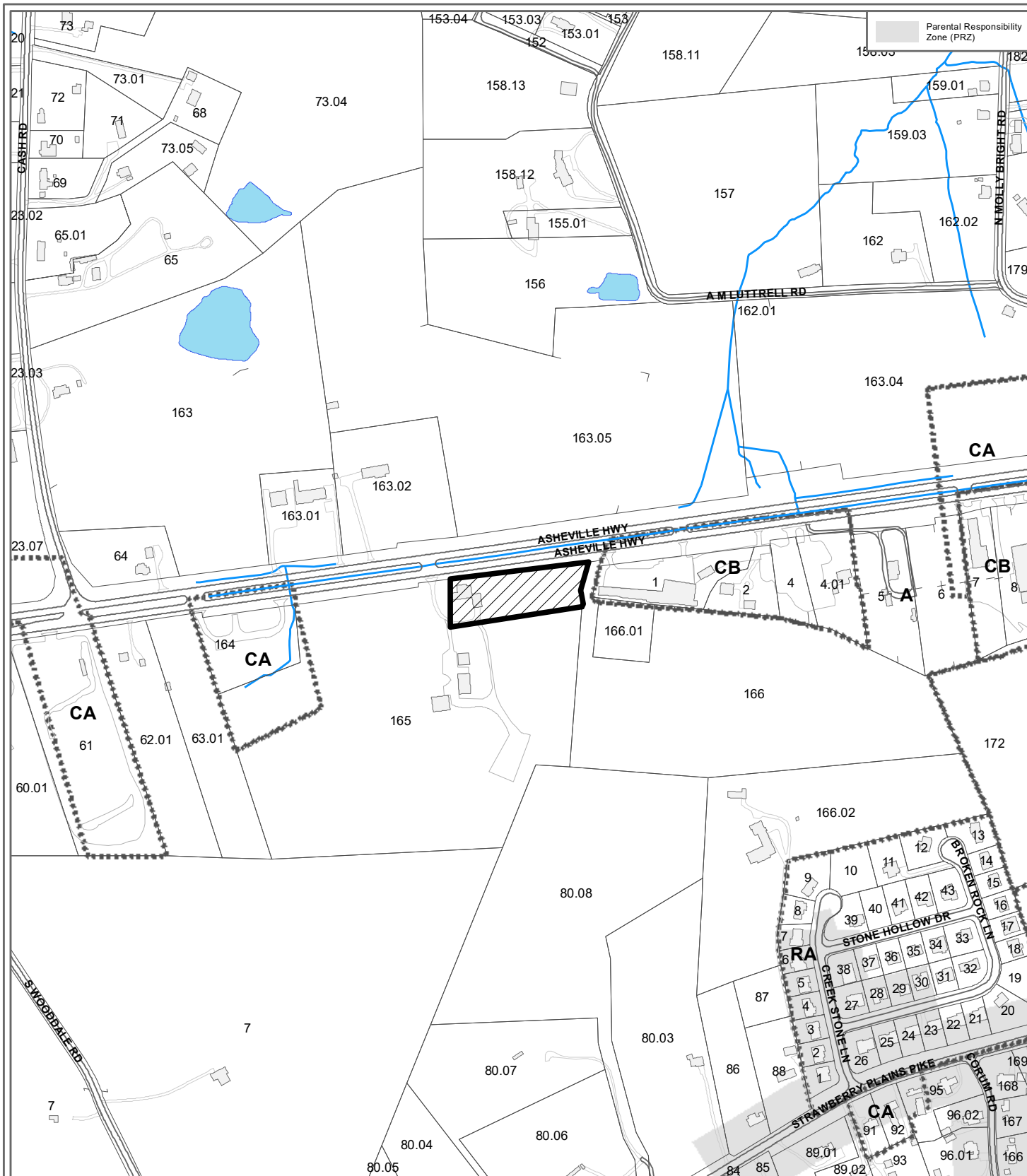
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The current sector plan designation recommends agricultural, low density and medium density residential, and office uses. The OA zone is one of the recommended zones of the ECO-5 designation.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 3/22/2021. 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.



**2-C-21-RZ
REZONING**



From: A (Agricultural)

To: OA (Office Park)

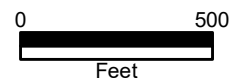
Original Print Date: 1/6/2021
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Vaulton Family Holding Company, LLC

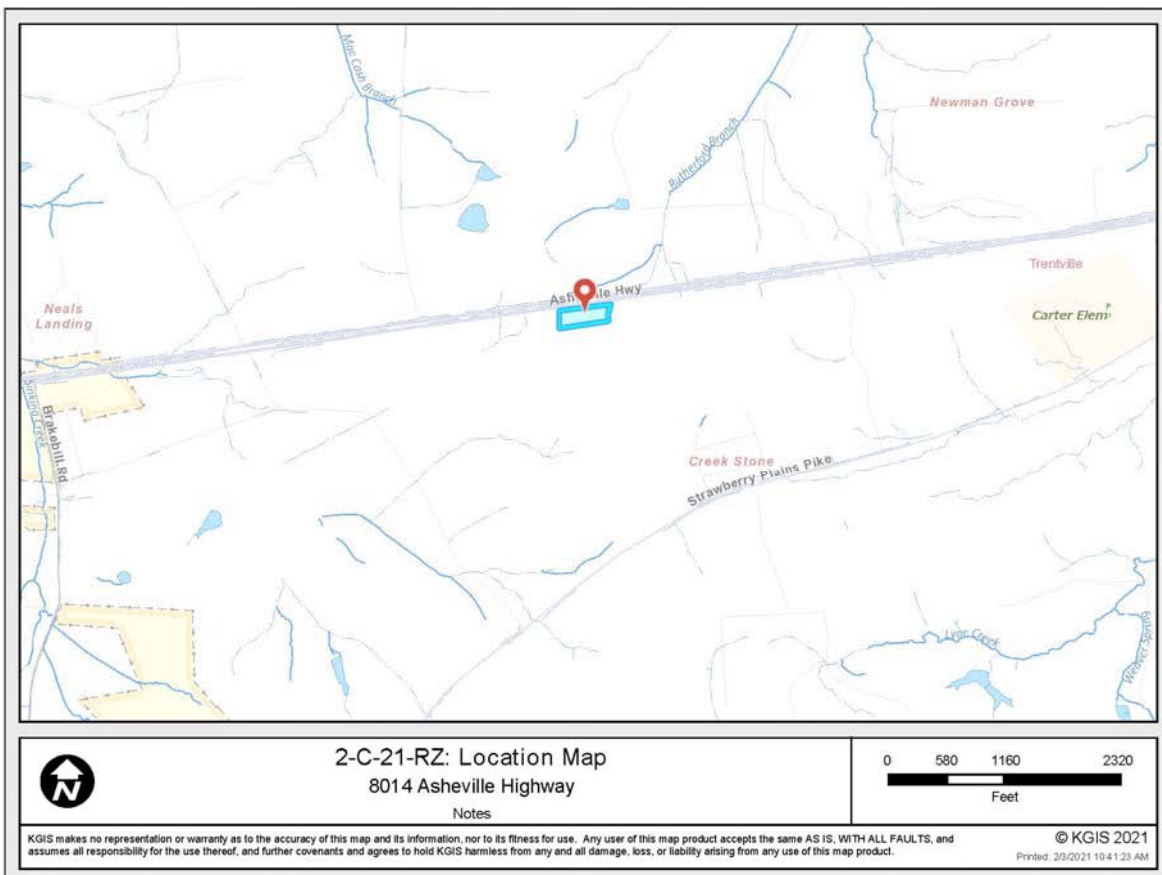
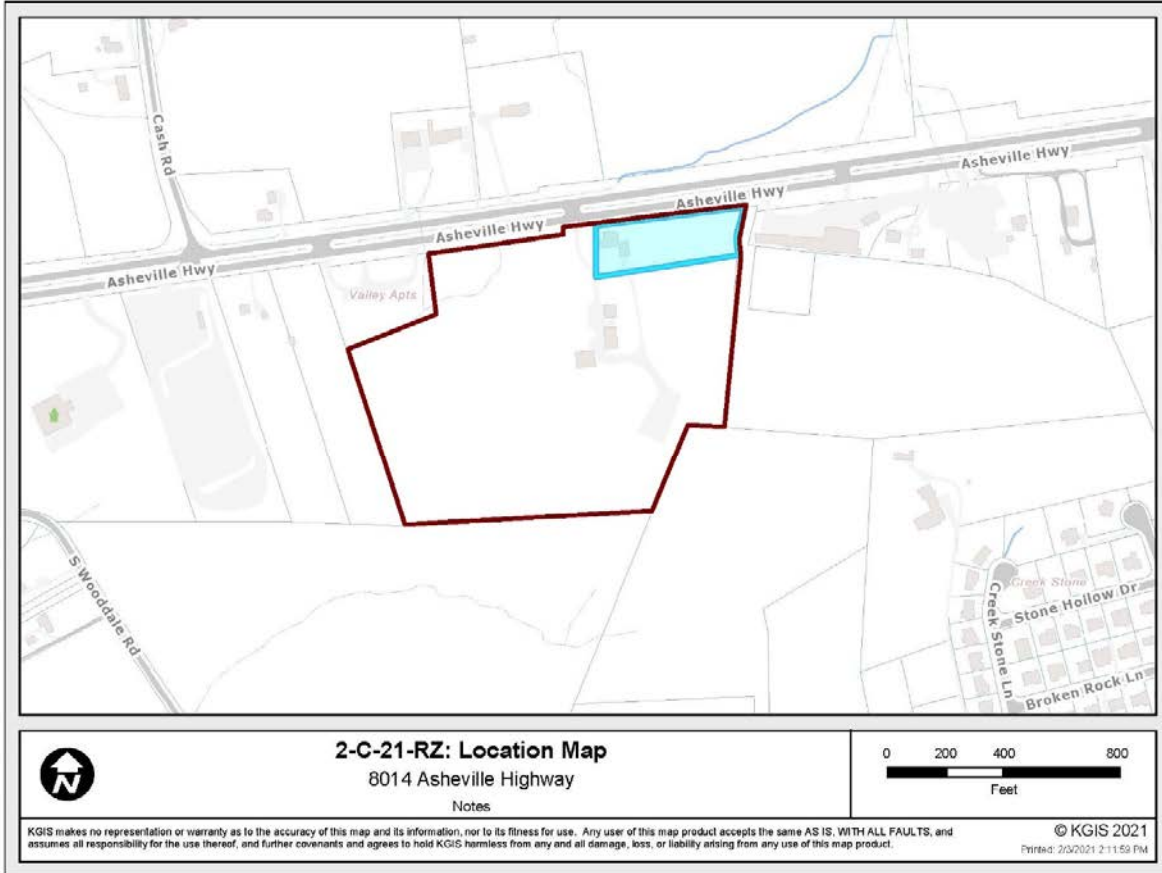
Map No: 62

Jurisdiction: County



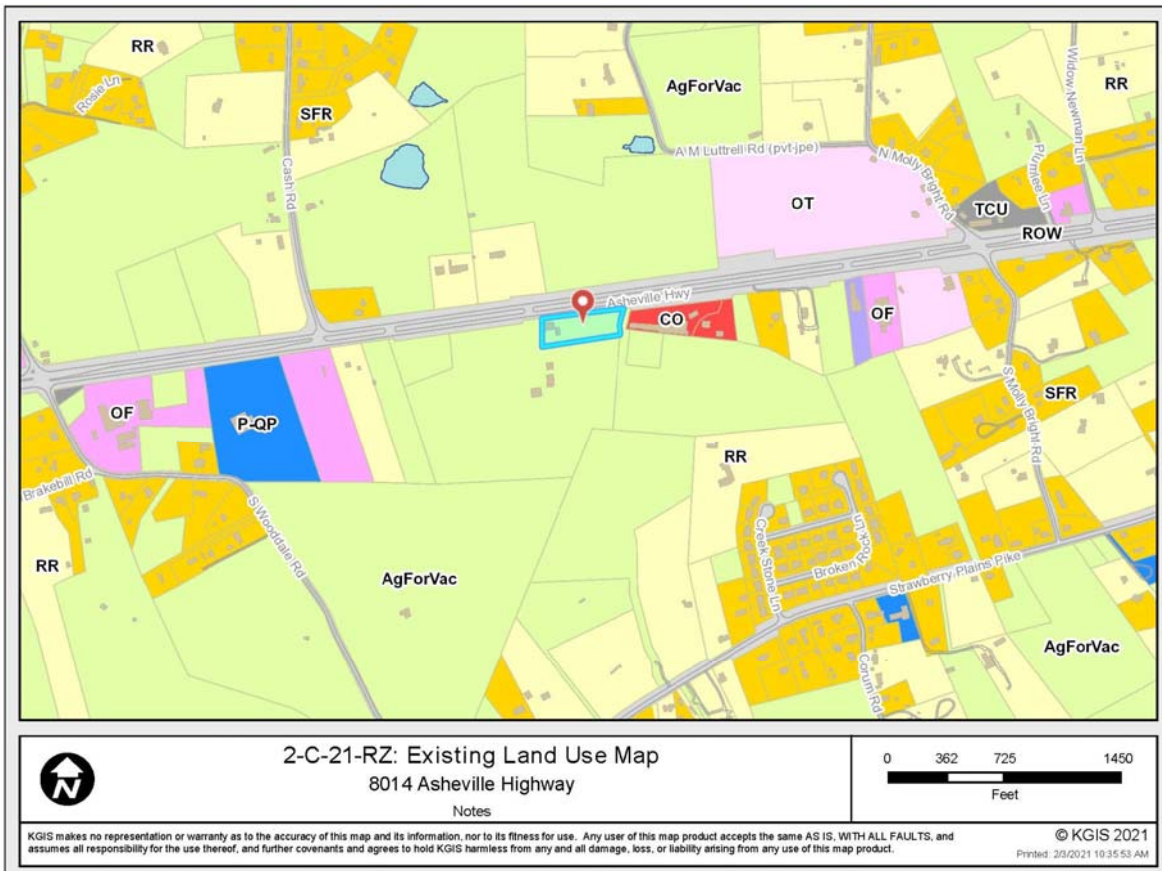
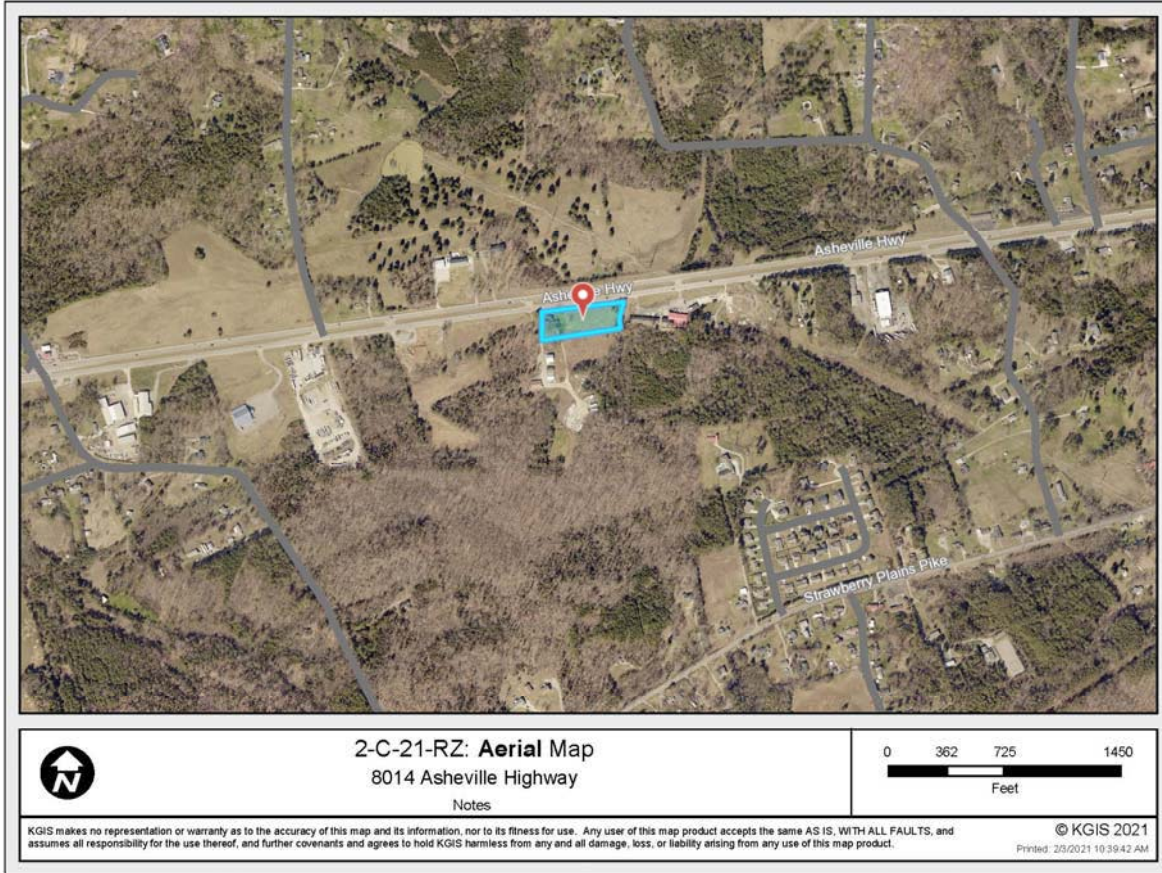
2-C-21-RZ

Exhibit A. Contextual Images



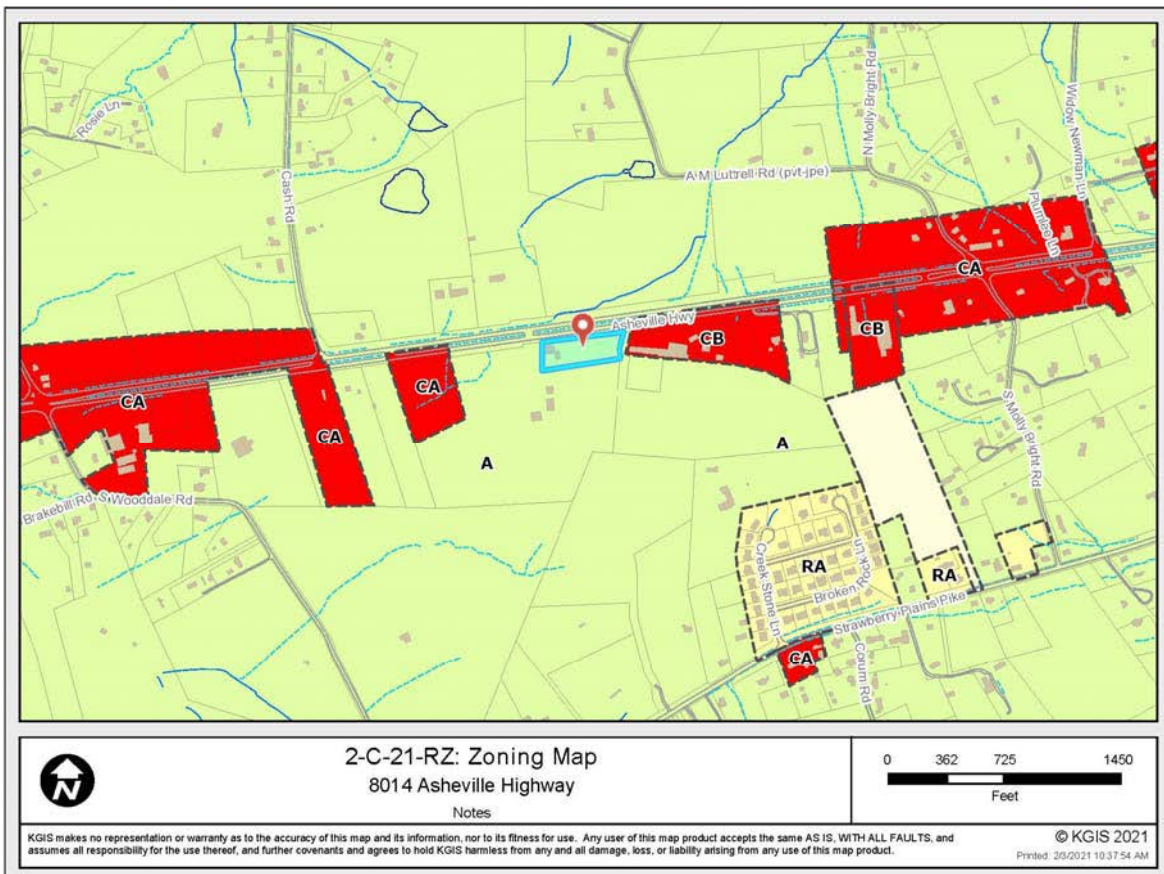
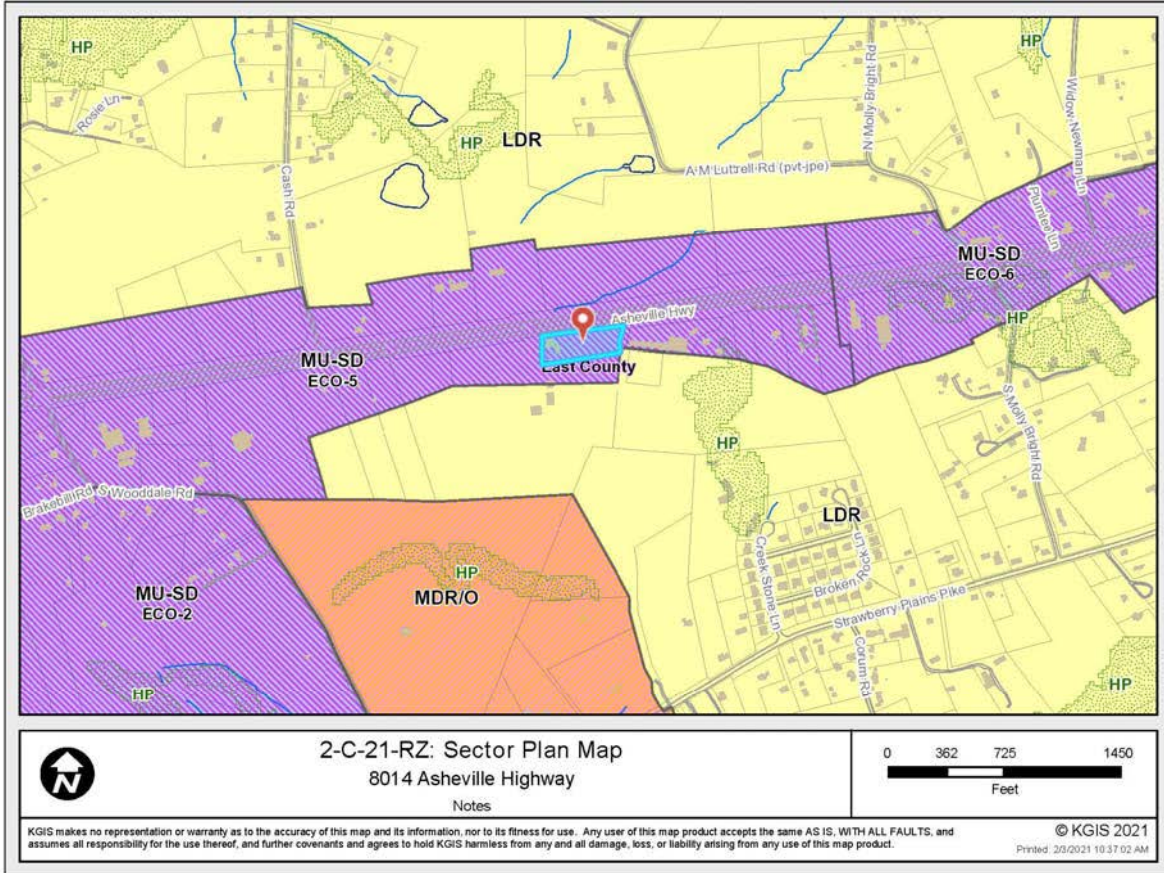
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Exhibit A. Contextual Images



2-C-21-RZ

Exhibit A. Contextual Images





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

Vaulton Family Holding Company LLC

owner

Applicant Name

Affiliation

12/22/2020

2/11/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

2-C-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

Wanis A. Rghebi

SEC, LLC

Name

Company

4909 Ball Road

Knoxville

TN

37931

Address

City

State

ZIP

865-694-7756

wrghebi@sengconsultants.com

Phone

Email

CURRENT PROPERTY INFO

Vaulton Family Holding Company LLC 408 Judson Rd, Strawberry Plains, TN 37871 865-388-4156

Owner Name (if different)

Owner Address

Owner Phone

8014 Asheville Hwy, Knoxville, TN 37924

062 Part of Parcel 165 (2.0 acres only)

Property Address

Parcel ID

STAFF USE ONLY

South side of Asheville Hwy west of S. Molly Bright Rd and east of S. Wooddale Rd.

2.0 ac

General Location

Tract Size

8th District

A (Agricultural)

Jurisdiction (specify district above) ☐ City ☒ County

Zoning District

East County

MU-SD, ECO 5 (Mixed Use-Special District (Asheville Hwy Mixed Use))

Urban Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Office

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

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 Agriculture to OA (2.0 acres only to be rezoned).
Proposed Zoning _____

☐ Plan Amendment Change _____

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☒ Other (specify) Physical therapy facility**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 |
| 326 | \$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.

Applicant Signature

Wanis A. Rghebi

Please Print

12-22-2020

Date

865-694-7756

wrghebi@sengconsultants.com

Phone Number

Email

Michelle Portier

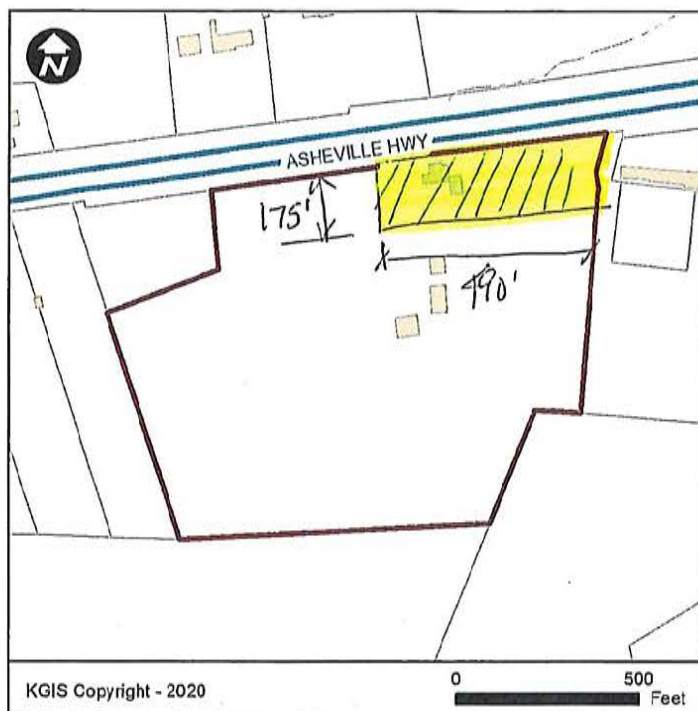
Michelle Portier

12/22/2020

Staff Signature

Please Print

Date

Parcel 062 165 - Property Map and Details Report**Property Information**

Parcel ID: 062 165
 Location Address: 8014 ASHEVILLE HWY
 CLT Map: 62
 Insert:
 Group:
 Condo Letter:
 Parcel: 165
 Parcel Type: NORMAL
 District: S8
 Ward:
 City Block:
 Subdivision: GREENBELT APP #A-3658
 Rec. Acreage:
 Calc. Acreage: 25.30
 Recorded Plat: -
 Recorded Deed: 20141110 - 0026288
 Deed Type: Deed:Full Coven
 Deed Date: 11/10/2014

Address Information

Site Address: 8014 ASHEVILLE HWY
 KNOXVILLE - 37924
 Address Type: DWELLING, SINGLE-FAMILY
 Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 86
 Voting Location: Carter Elementary School
 8455 STRAWBERRY
 PLAINS PIKE
 TN State House: 19 Dave Wright
 TN State Senate: 6 Becky Duncan Massey
 County Commission: 8 Richie Beeler
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 8 Mike McMillan
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

VAULTON FAMILY HOLDINGS COMPANY LLC
 7808 ASHEVILLE HWY
 KNOXVILLE, TN 37924
 The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Knoxville-Knox Co. Planning Information

Census Tract: 53.01
 Planning Sector: East County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

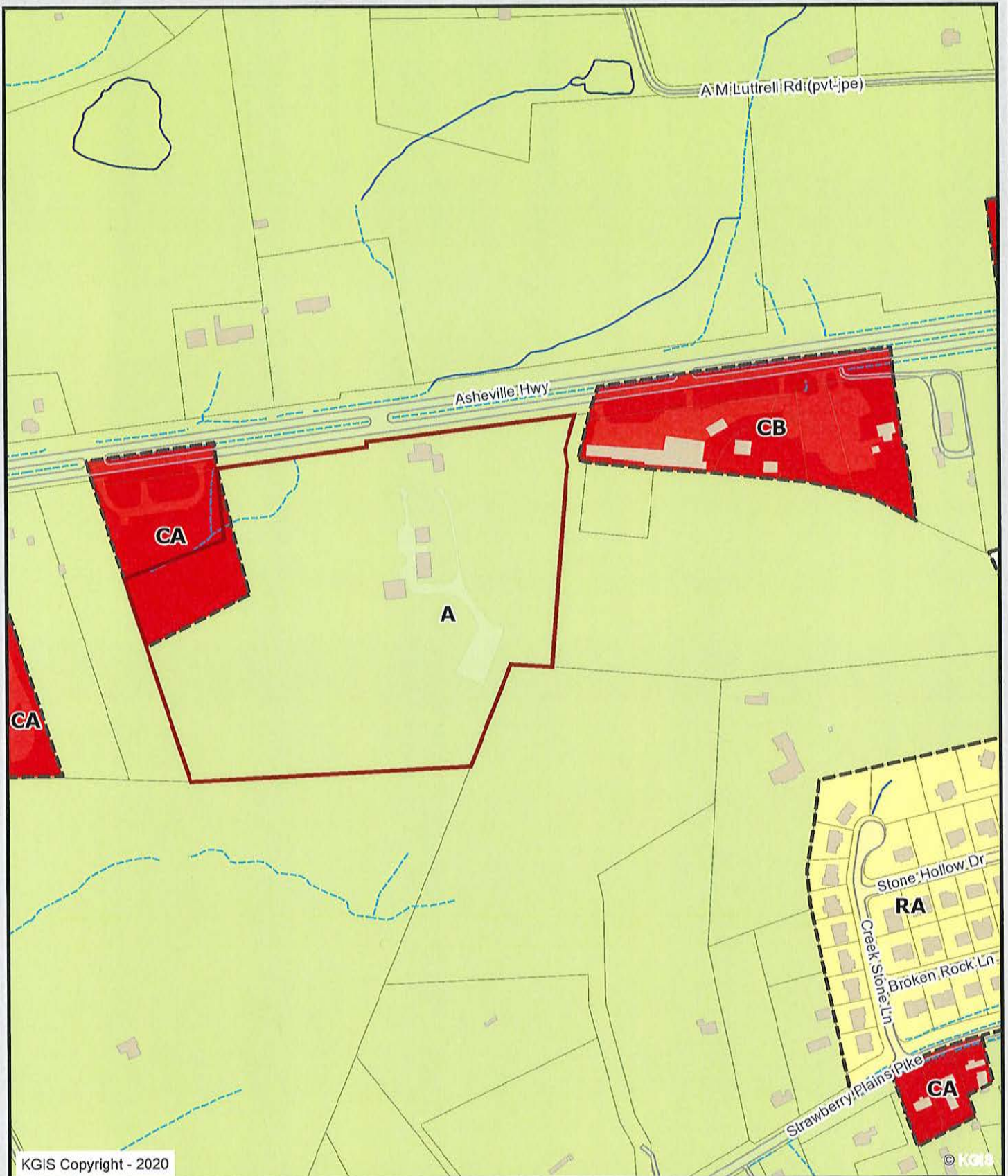
School Zones

Elementary: CARTER ELEMENTARY
 Intermediate:
 Middle: CARTER MIDDLE
 High: CARTER HIGH
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

7808 Asheville Hwy
 Knoxville, TN 37924
 865-

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2-C-21-RZ: Current Zoning
Requesting only a portion of the lot to be rezoned

Knoxville - Knox County - KUB Geographic Information System



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