

REZONING REPORT

► **FILE #:** 6-C-21-RZ

AGENDA ITEM #: 15

AGENDA DATE: 6/10/2021

► **APPLICANT:** LINDSEY LIEB

OWNER(S): Lindsey Lieb

TAX ID NUMBER: 131 L A 017

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 203 Fox Rd.

► **LOCATION:** West side of Fox Road, south of Kingston Pike and east of I-140

► **APPX. SIZE OF TRACT:** 0.57 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Fox Road is a minor collector with a 20.4-ft pavement width inside a 60-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

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

► **ZONING REQUESTED:** OB (Office, Medical, and Related Services)

► **EXISTING LAND USE:** Single family dwelling

► EXTENSION OF ZONE: Yes, OB zoning is adjacent to the south and across the street to the east

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Office - A (Agricultural)

South: Office - OB (Office, Medical and Related Services)

East: Office - OB (Office, Medical and Related Services)

West: Commercial (sliver of land belonging to parcel to the north) and I-140 right-of-way - OB (Office, Medical and Related Services) on a sliver of land belonging to parcel to the north

NEIGHBORHOOD CONTEXT: This stretch of Fox Road is a mix of professional service offices (land design, insurance, etc.) and single-family homes. Properties have been transitioning from A to OB zoning since the early 2000s.

STAFF RECOMMENDATION:

► **Approve OB (Office, Medical, and Related Services) zoning since is compatible with the sector plan's Office land use designation and is consistent with the surrounding area.**

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. This area has been steadily transitioning from A (Agricultural) to OB (Office, Medical and Related Services) since the early 2000s.

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

1. The proposed amendment to OB (Office, Medical, and Related Services District) zoning is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas.

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. OB (Office, Medical, and Related Services) zoning is compatible with the office sector plan designation.
2. Surrounding uses include professional services offices and single-family residential homes.
3. Surrounding properties are zoned OB; the addition of more OB zoning is not expected to cause any adverse impacts.

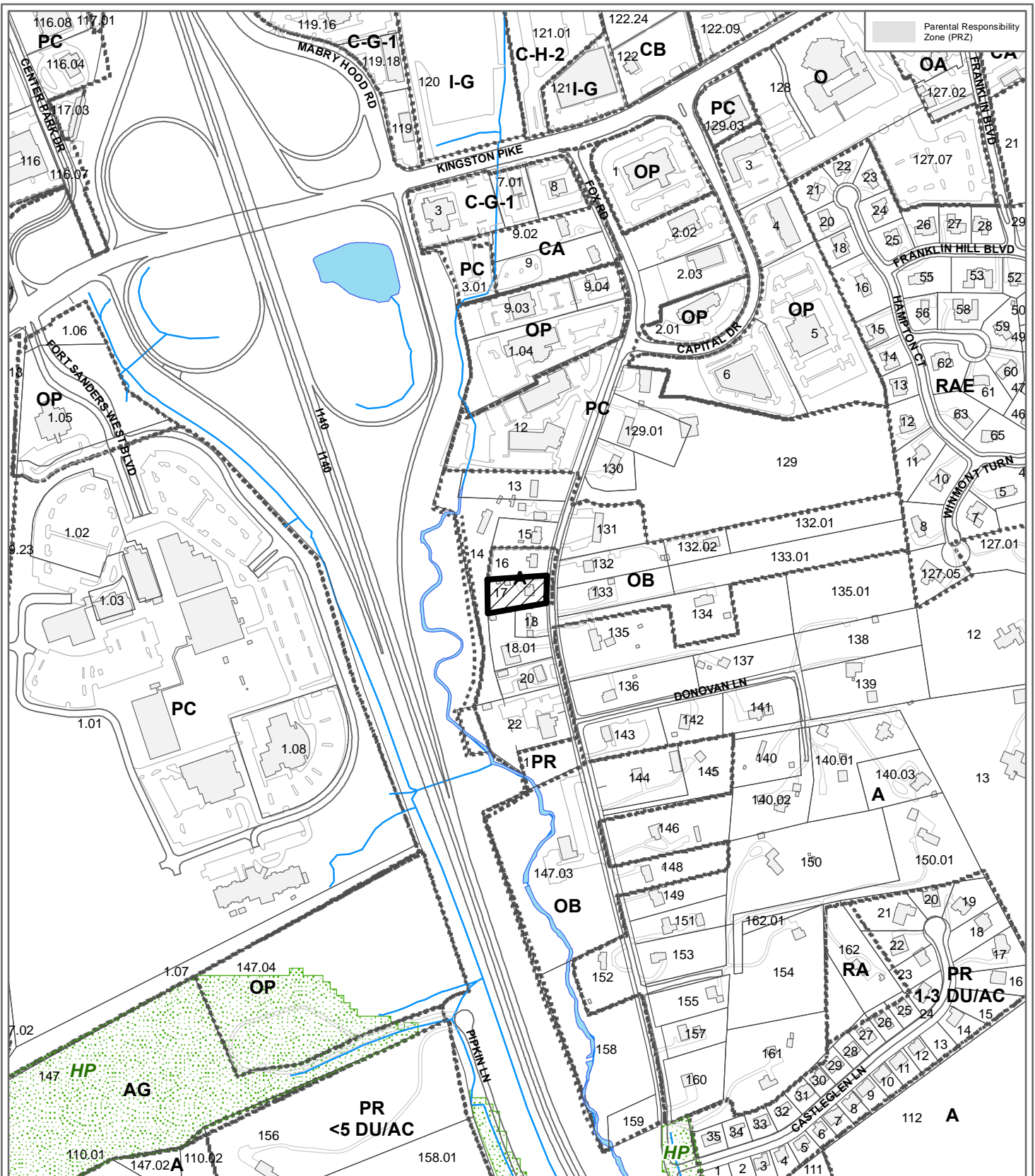
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with and not in conflict with any 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 7/26/2021. 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.



6-C-21-RZ REZONING

From: A (Agricultural)

To: OB (Office, Medical, and Related Services)



Original Print Date: 5/6/2021
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Lieb, Lindsey

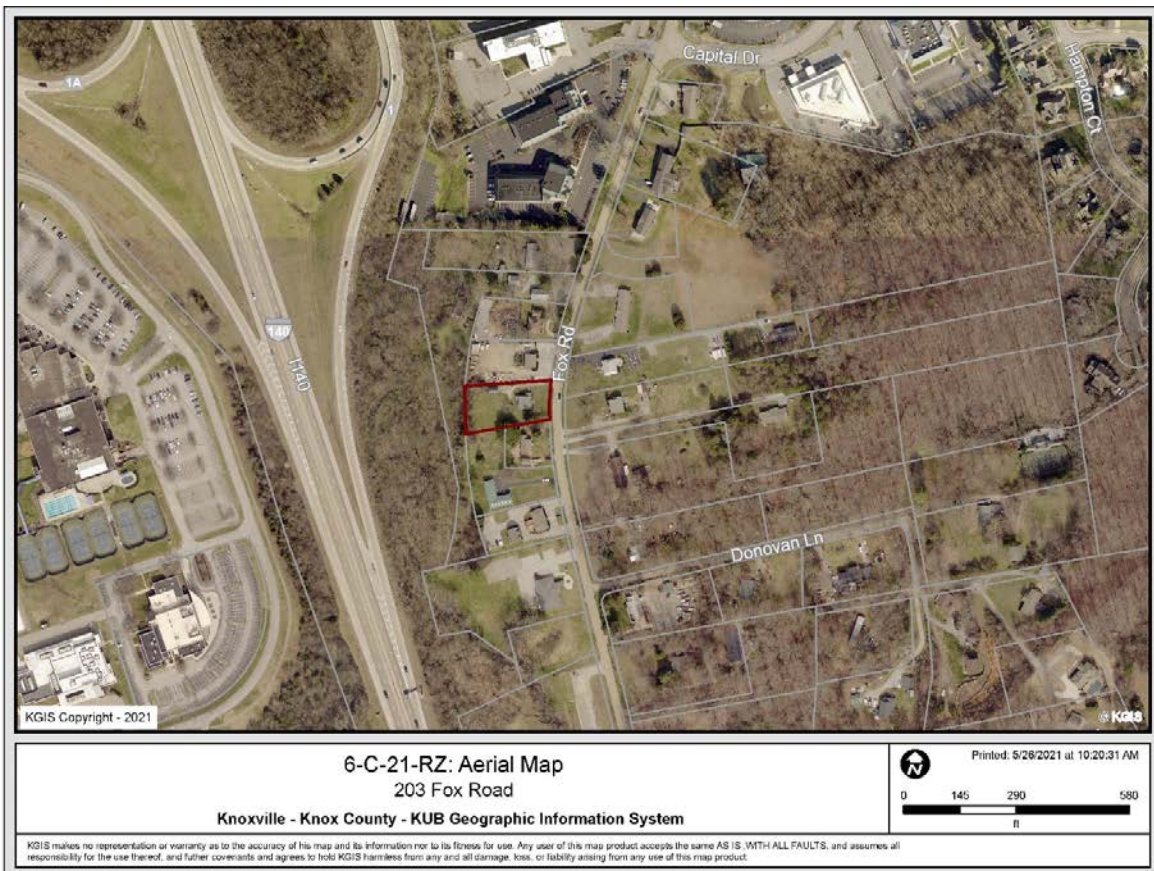
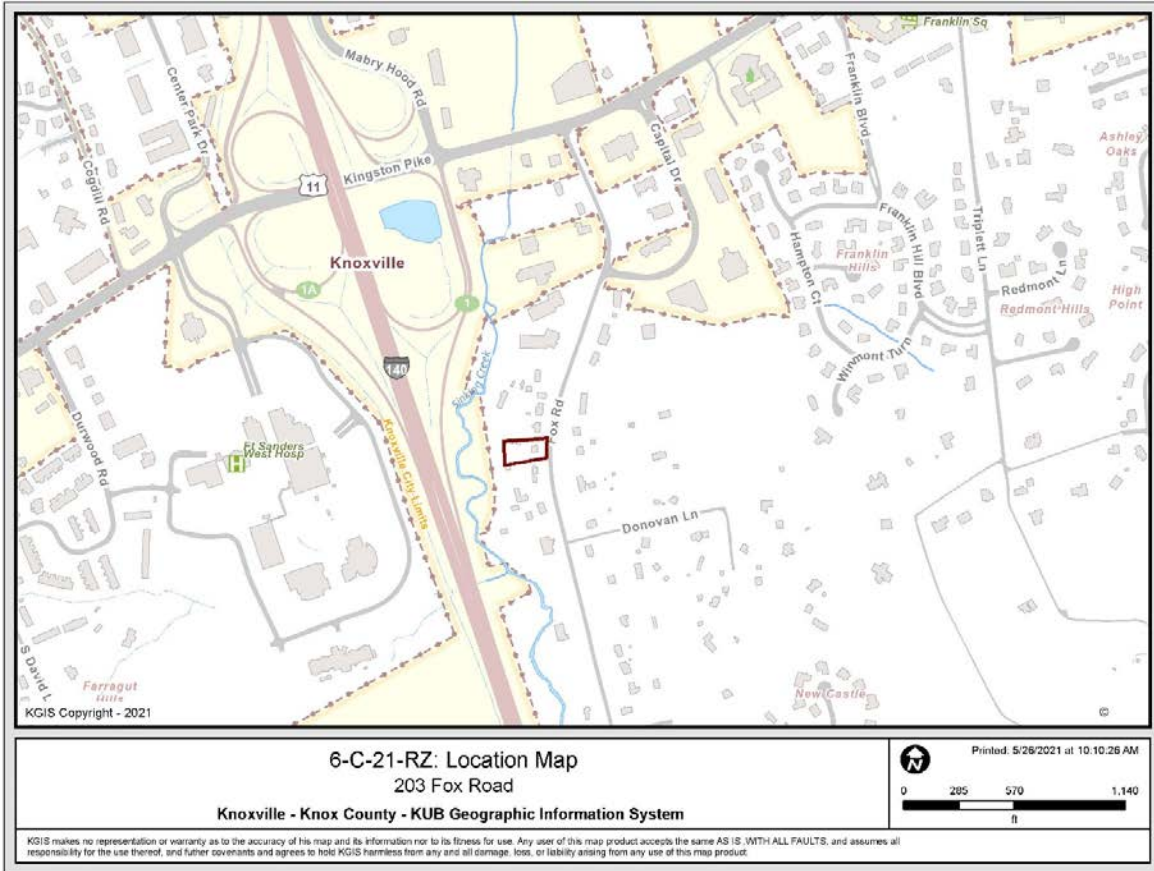
Map No: 131

Jurisdiction: County

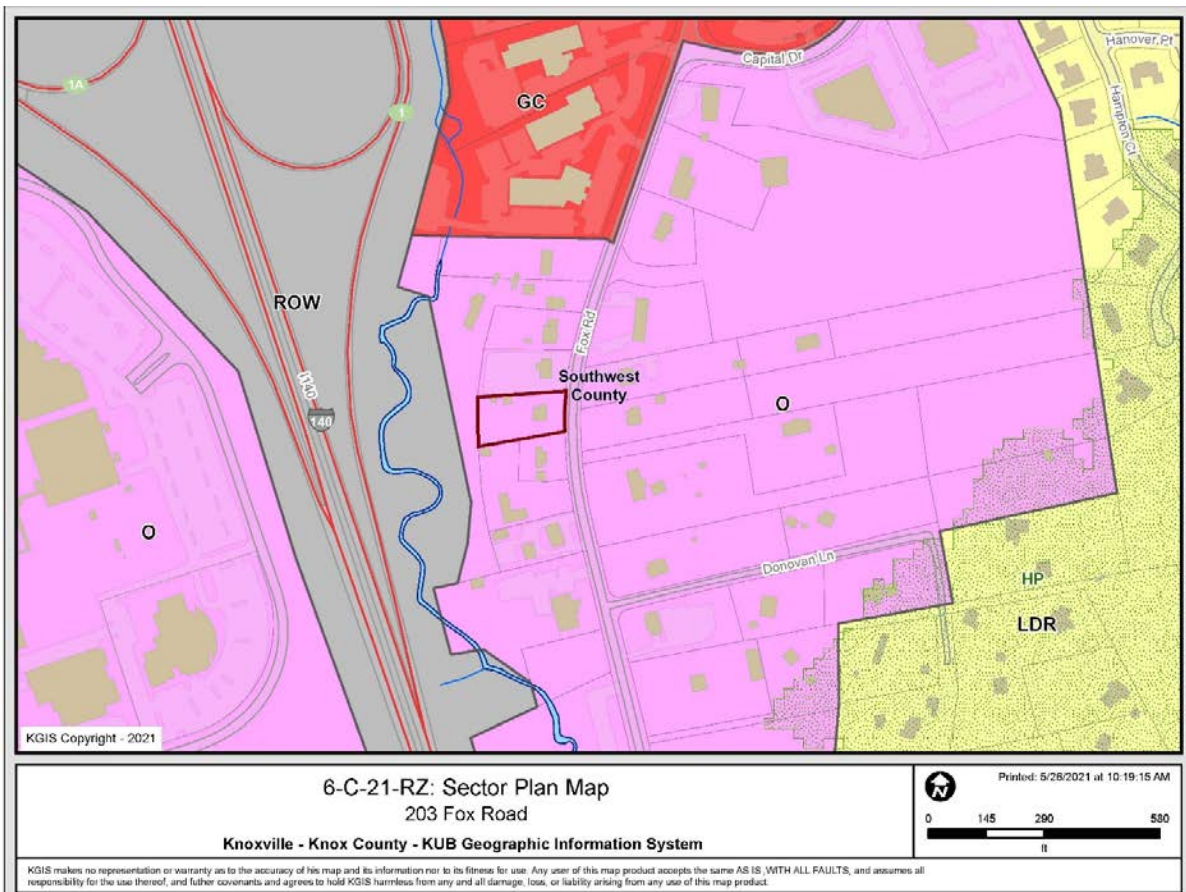
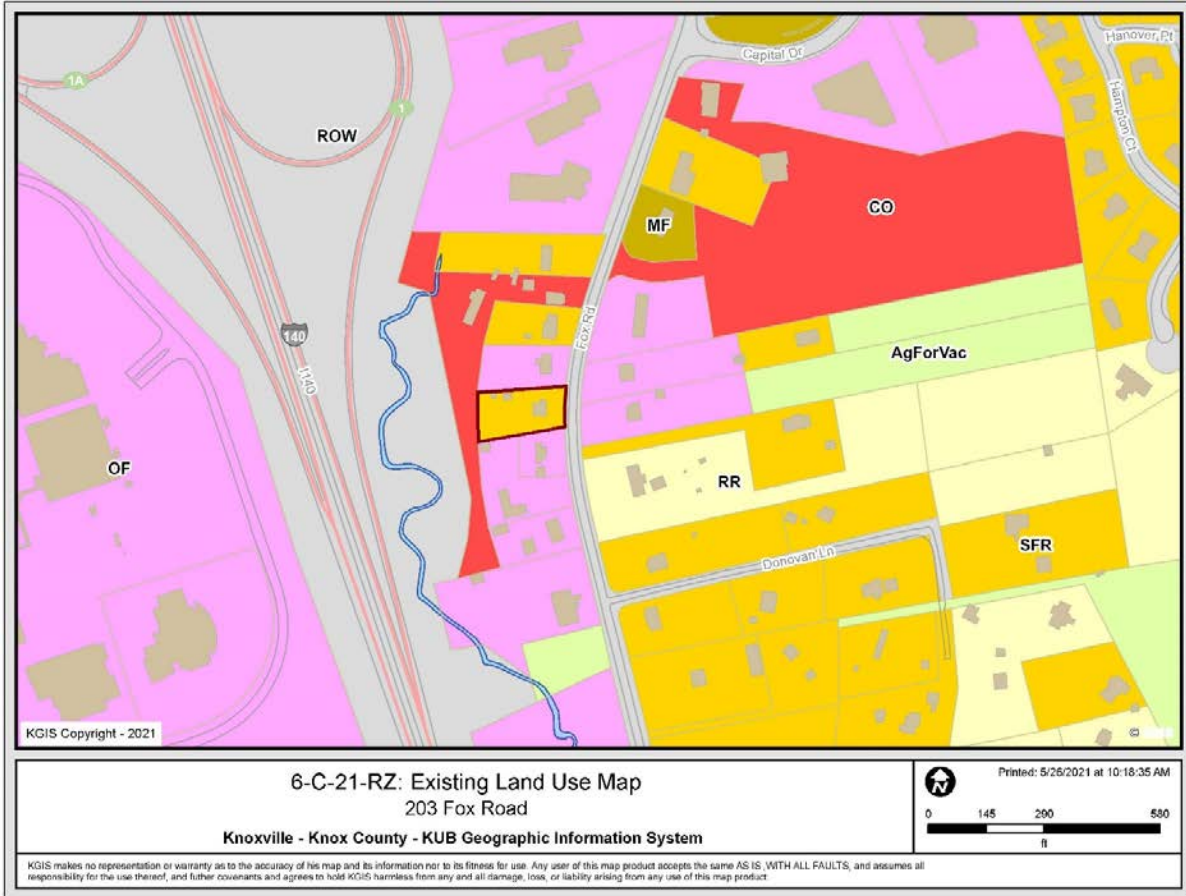
0 500
Feet



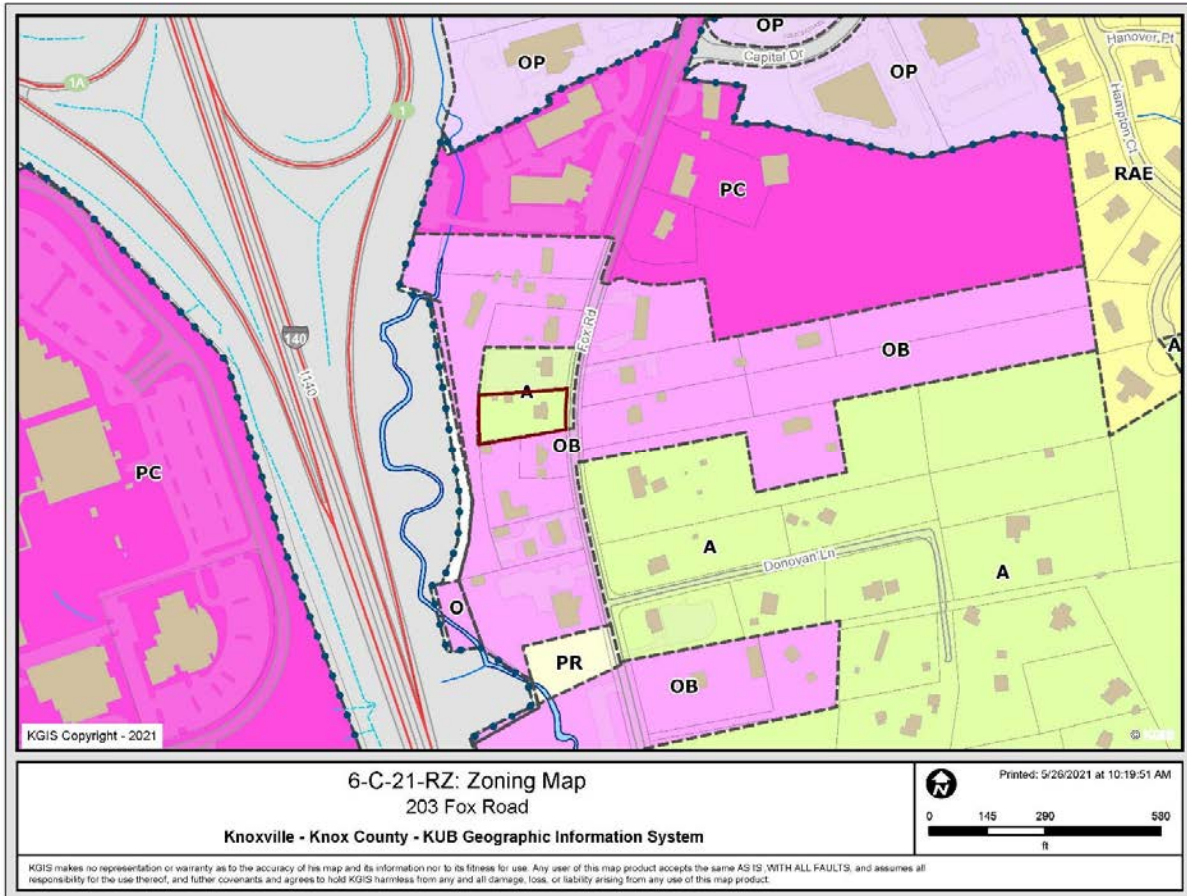
6-C-21-RZ
EXHIBIT A. Contextual Images



6-C-21-RZ
EXHIBIT A. Contextual Images



6-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

Lindsey Lieb

Owner

Applicant Name

Affiliation

04/19/2021

06/10/2021
~~05/11/2021~~

Date Filed

Meeting Date (if applicable)

File Number(s)

6-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

Lindsey Lieb

Lieb Properties

Name

Company

205 Fox Road

Knoxville

TN

37922

Address

City

State

ZIP

865-406-4164

lindsey@happego.app

Phone

Email

CURRENT PROPERTY INFO

Lindsey Lieb

PO BOX 30366 Knox 37930

8654064164

Owner Name (if different)

Owner Address

Owner Phone

203 Fox Road

131LA017

Property Address

Parcel ID

LCUB

LCUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Fox Rd. south of Kingston Pk.

0.57 ac

General Location

Tract Size

☐ City ☒ County 5th District

A (Agricultural)
Zoning District

Single Family Residential
Existing Land Use

Southwest County
Planning Sector

O (Office)
Sector Plan Land Use Classification

Planned Growth Area
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 **OB**
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		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

Lindsey Lieb

Please Print

4/19/2021

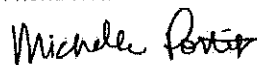
Date

865 406 4164

Phone Number

lindsey@happego.com

Email



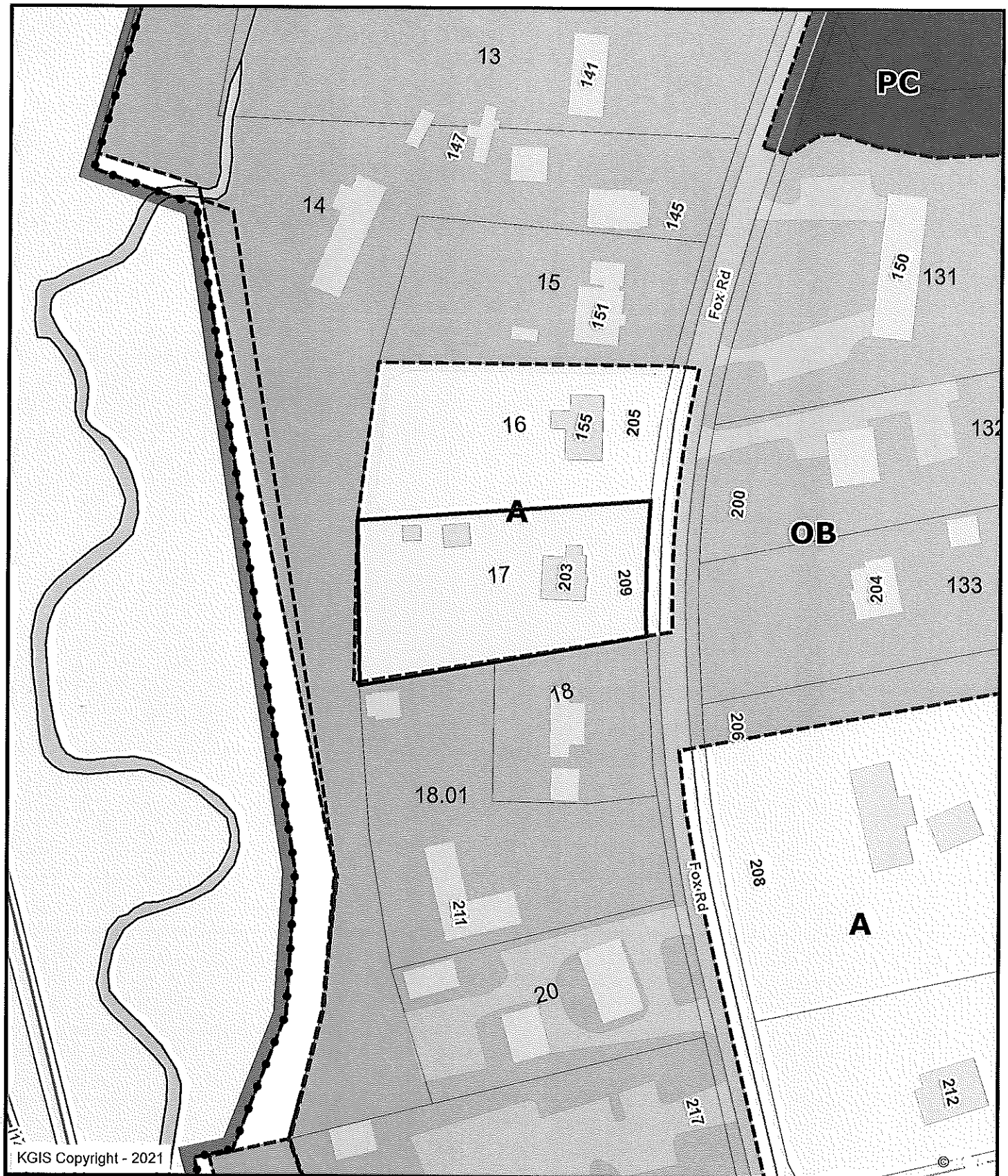
Staff Signature

Michelle Portier

Please Print

4/19/2021 AK

Date



KGIS Copyright - 2021

Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

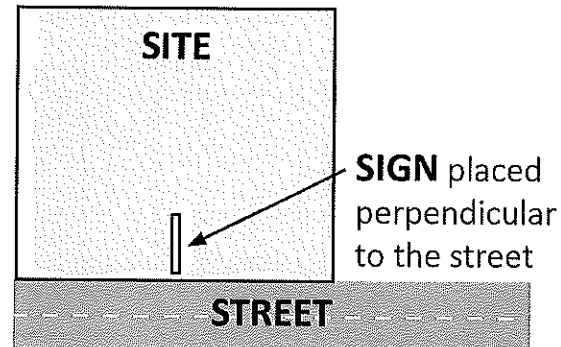


Printed: 4/19/2021 at 3:18:25 PM



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.

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:

_____ May 28, 2021 _____ and _____ June 11, 2021 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Lindsey Lieb

Date: 4/19/2021

File Number: 6-C-21-RZ



Sign posted by Staff



Sign posted by Applicant