

# REZONING REPORT

▶ **FILE #:** 6-F-21-RZ

**AGENDA ITEM #:** 18

**AGENDA DATE:** 6/10/2021

▶ **APPLICANT:** BARRY VAULTON / VAULTON FAMILY HOLDINGS COMPANY, LLC

OWNER(S): Vaulton Family Holdings 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 Highway, due East of Cash Road

▶ **APPX. SIZE OF TRACT:** 0.7 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:** Agriculture/forestry/vacant

▶ EXTENSION OF ZONE: Yes, OA was adopted on 3/29/2021 on the adjacent parcel to the east

HISTORY OF ZONING:

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

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

East: Agricultural/forestry/vacant - OA (Office Park)  
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) because it is consistent with the East County Sector Plan's ECO-5 (Asheville Highway Mixed Use Agricultural, Residential and Office Districts) designation and is a minor extension of an existing zone district.**

## 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.].
5. The minor extension of the OA zone district to the west would provide an opportunity to access Asheville Highway at an existing median cut for the OA zone district.

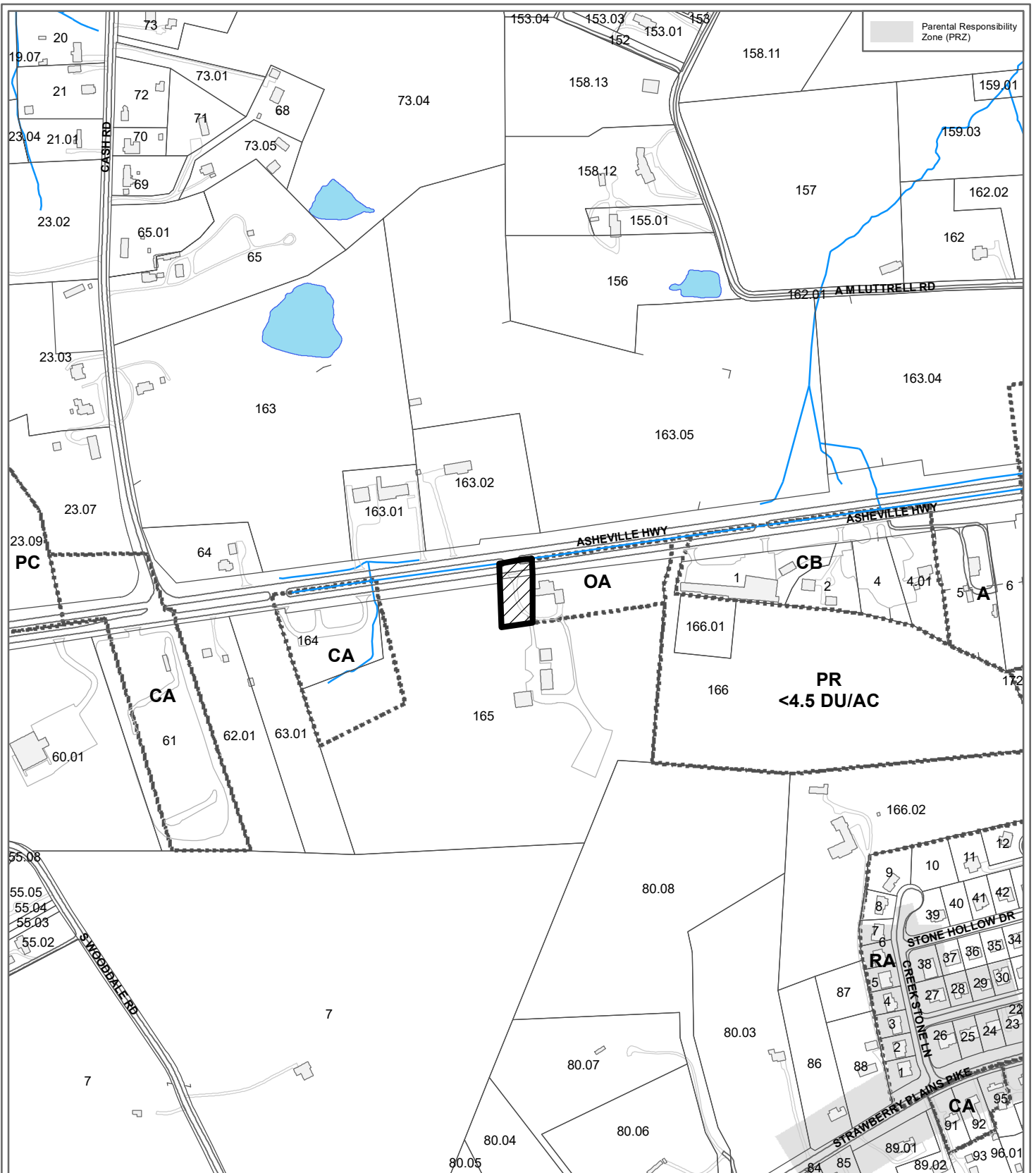
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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 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-F-21-RZ  
REZONING**

From: A (Agricultural)  
To: OA (Office Park)



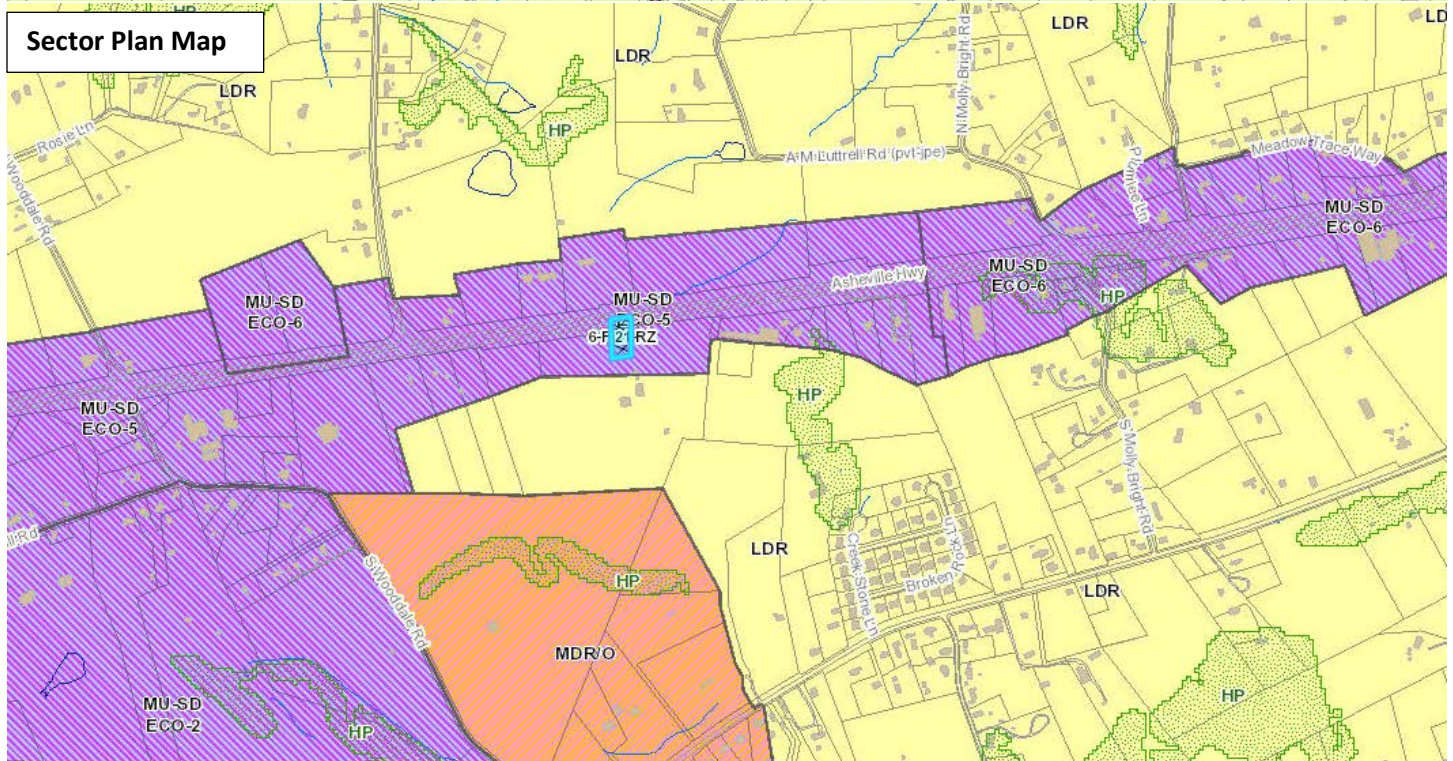
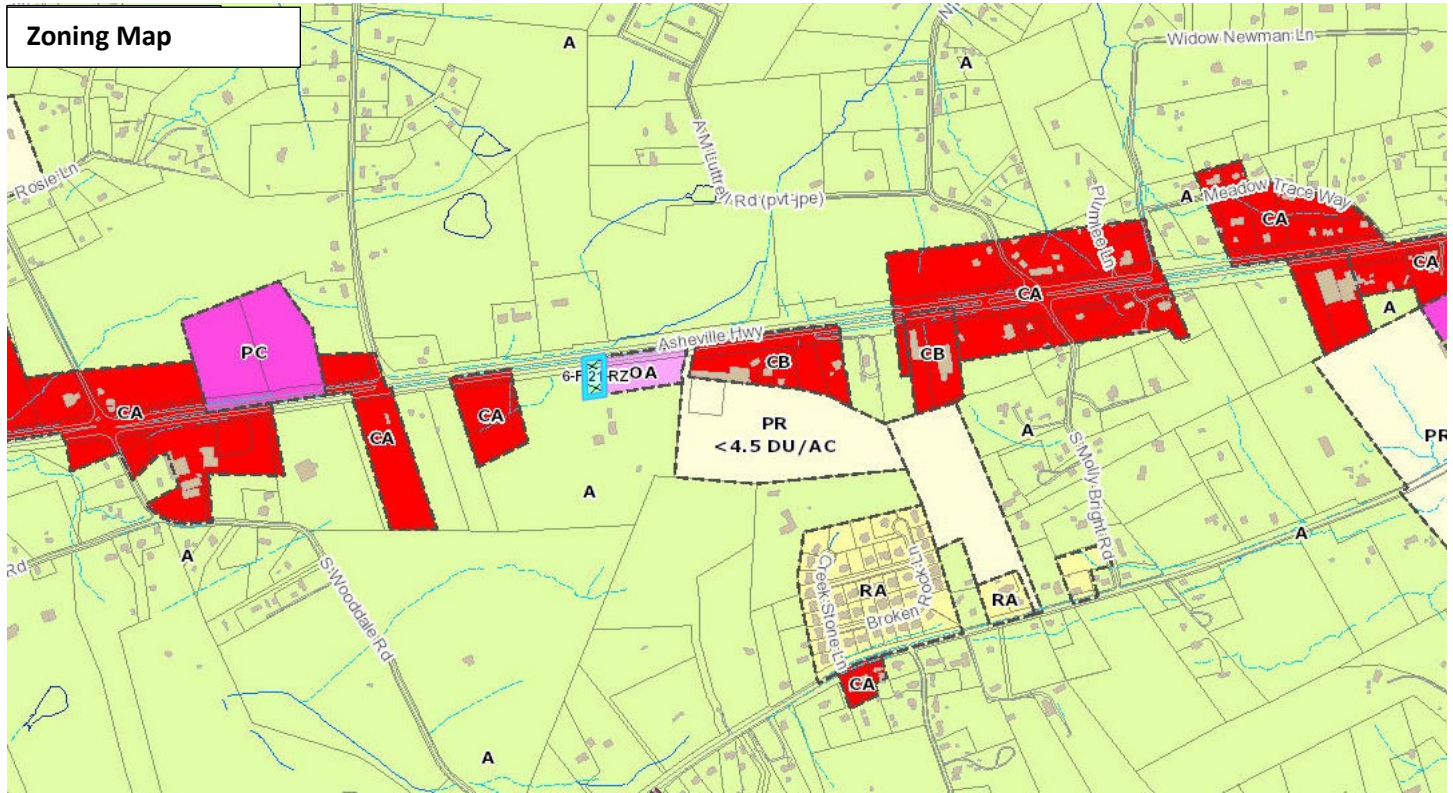
Petitioner: Vaulton / Vaulton Family Holdings Company, LLC, Barry

Map No: 62  
Jurisdiction: County

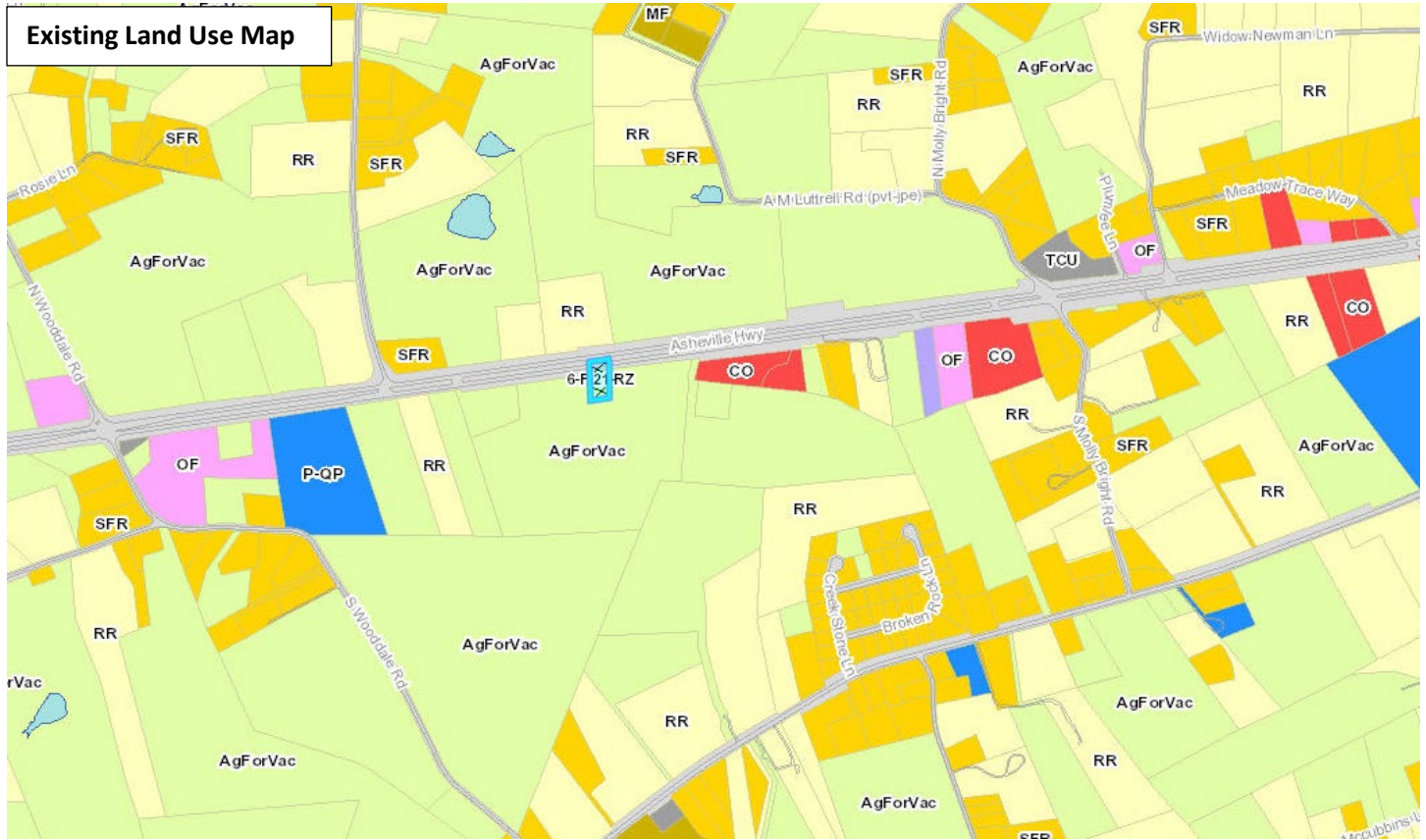


Original Print Date: 5/6/2021 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

# Exhibit A. 6-F-21-RZ Contextual Images



# Exhibit A. 6-F-21-RZ 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

Barry Vaulton/Vaulton Family Holdings Company, LLC

Applicant Name

Affiliation

4-26-2021

6/10/2021

File Number(s)

Date Filed

Meeting Date (if applicable)

**6-F-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, PE

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 Holdings Company, LLC

4909 Ball Road, Knoxville, Tn 37931

865-694-7756

Owner Name (if different)

Owner Address

Owner Phone

8014 Asheville Hwy, Knoxville, TN 37924

062, Part of Parcel 165

Property Address

Parcel ID

### STAFF USE ONLY

South side of Asheville Hwy, due East of Cash Rd

0.7+-acres

General Location

Tract Size

8th District

A

Jurisdiction (specify district above)

- City
- County

Zoning District

East County

Sector Plan eco-5

Urban

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

~~XXXXXXXXXX~~ AgForVac

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) **Physical Rehab Center**

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 **from AG. to OA**  
 Proposed Zoning \_\_\_\_\_  
 Plan Amendment Change \_\_\_\_\_  
 Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_    Previous Rezoning Requests \_\_\_\_\_  
 Other (specify) **pending zoning OA**

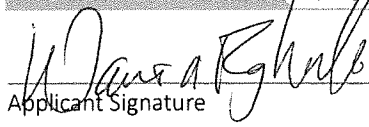

Pending Plat File Number

**STAFF USE ONLY**

<p><b>PLAT TYPE</b></p> <p><input type="checkbox"/> Staff Review    <input type="checkbox"/> Planning Commission</p> <p><b>ATTACHMENTS</b></p> <p><input type="checkbox"/> Property Owners / Option Holders    <input type="checkbox"/> Variance Request</p> <p><b>ADDITIONAL REQUIREMENTS</b></p> <p><input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>)</p> <p><input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>)</p> <p><input type="checkbox"/> Traffic Impact Study</p> <p><input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Fee 1</td> <td style="width: 30%;"></td> <td style="width: 40%;">Total</td> </tr> <tr> <td>0326</td> <td>\$1,000.00</td> <td></td> </tr> <tr> <td>Fee 2</td> <td></td> <td></td> </tr> <tr> <td>+20%</td> <td>200.00</td> <td></td> </tr> <tr> <td>Fee 3</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td><b>\$1200.00</b></td> </tr> </table>	Fee 1		Total	0326	\$1,000.00		Fee 2			+20%	200.00		Fee 3					<b>\$1200.00</b>
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Fee 3																			
		<b>\$1200.00</b>																	

**AUTHORIZATION**

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

 Applicant Signature	Wanis Ali Rghebi, PE Please Print	4-26-2021 Date
865-694-7756 Phone Number	wrghebi@sengconsultants.com Email	
 Staff signature	Marc Payne Please Print	4/28/2021    swm 4/28/21 Date



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**Standard Maps**

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- Aerial

**Historical Aerials**

**Planning and Zoning Maps**

- Existing Landuse
- FEMA Flood Map
- Growth Plan
- Historic Districts and Pre-1865 Structures
- One Year Plan
- Sector Plan
- Zoning **\*\***

**Political District Maps**

**School District Maps**

**Other Maps**

