



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-L-21-RZ **AGENDA ITEM #:** 12
4-H-21-SP **AGENDA DATE:** 5/13/2021

POSTPONEMENT(S): 4/8/2021

▶ **APPLICANT:** WILMA CARDIN / ROBERT VAUGHN
OWNER(S): Wilma Cardin

TAX ID NUMBER: 62 21101 [View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 8535 Asheville Hwy.

▶ **LOCATION:** North side of Asheville Highway, due east of Cedar Ridge Road

▶ **TRACT INFORMATION:** 1.78 acres.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Asheville Highway, a 4-lane median divided major arterial with a right-of-way of 112ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Lyon Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU-SD (Mixed Use Special District) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Single family residential

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Single family residential - LDR (Low Density Residential)

South: Single family residential - MU-SD ECO-3 (Mixed Use Special District - Carter Town Center)

East: Office - MU-SD ECO-3 (Mixed Use Special District - Carter Town Center)

West: Office - MU-SD ECO-6 (Mixed Use Special District - Asheville Highway Mixed Use Agricultural, Commercial, Office and Residential Districts)

NEIGHBORHOOD CONTEXT: This area consists primarily of transistional uses, such as office, between the low density residential area and the commercial node at the Asheville Highway / Strawberry Plains Pike intersection.

STAFF RECOMMENDATION:

- ▶ **Deny O (Office) because the entire MU-SD ECO-3 (Carter Town Center Mixed Use Special District) should be amended and staff has proposed this amendment.**

- ▶ **Approve OB (Office, Medical and Related Services) zone because it is consistent with the adjacent development.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Staff is recommending an update to the entire MU-SD ECO-3 (Carter Town Center Mixed Use Special District) as part of case 5-D-21-SP to add the OB zone district to the list of recommended zones within the district to permit additional opportunities for development of office and residential uses at this rural community crossroads / node.
2. Recommending additional opportunities for office and residential development for the entire district will help meet the demands of a growing population at a node, ideally, focusing development where roads and utility service exist, as well community facilities, such as parks, schools and libraries.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Additional opportunities for office and residential development at this node should have been considered for the entire MU-SD ECO-3 district when the plan was updated.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The population of Knox County continues to grow, this plan amendment allows for consideration of additional office and housing opportunities in areas with existing adequate infrastructure.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

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 CITY/COUNTY GENERALLY:

1. The population of Knox County continues to grow and additional opportunities for transistional uses such as office and medium density residential uses between a community node and low density residential areas is warranted.

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

1. The OB (Office, Medical, and Related Services) zone 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 intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.

2. The existing infrastructure in this area includes roads and utilities supporting the existing office, commercial and residential 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. The adjacent zone districts are primarily office, commercial and agricultural with single family residential uses.

2. This rezoning should benefit the adjacent residential areas by providing a lesser intense transistional zone district from the higher intensity commercial uses.

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:

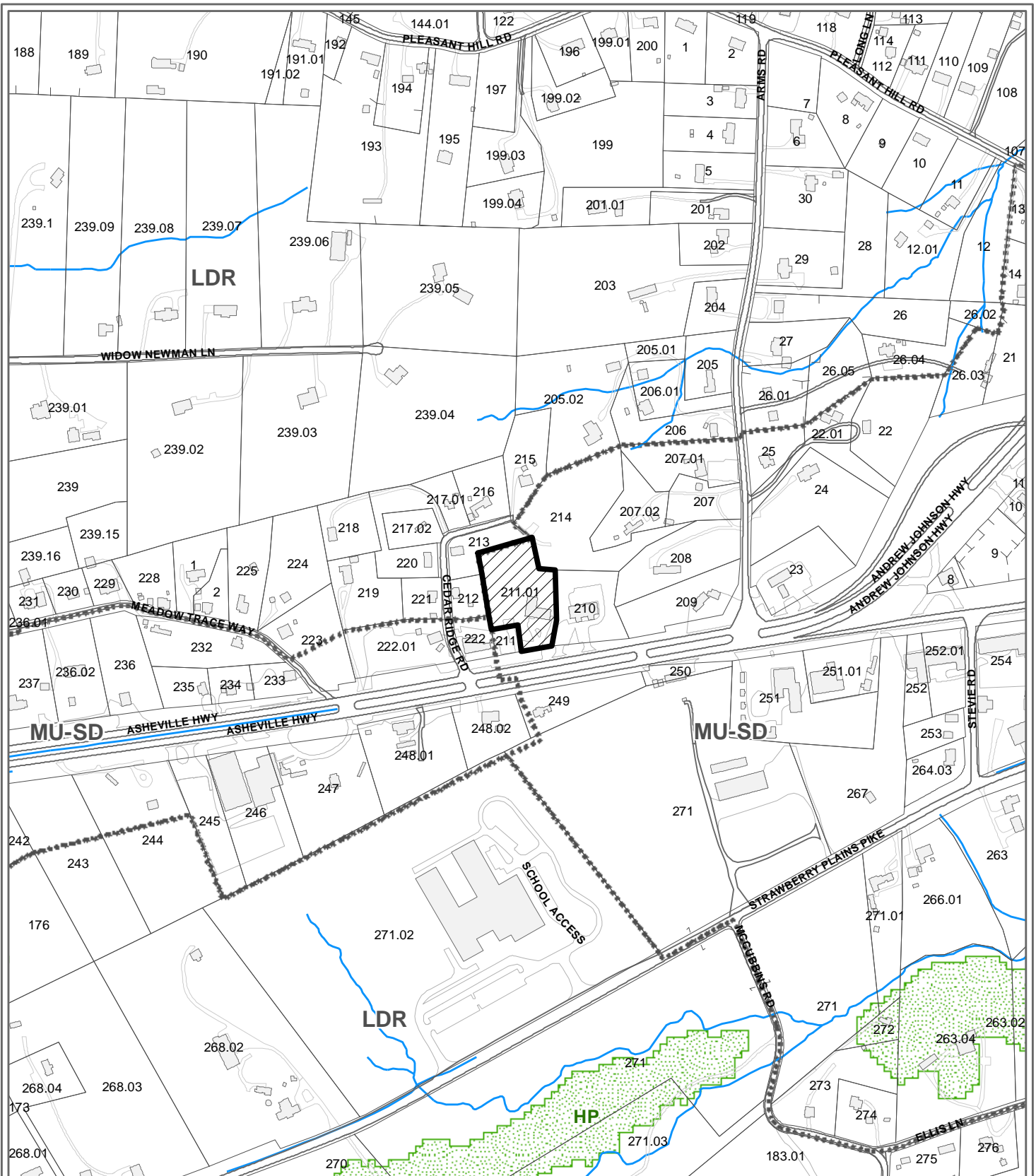
1. The proposed amendment is consistent with the sector plan as amended for case 5-D-21-SP.

2. The proposed amendment does not appear to be in conflict with any 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 6/28/2021. 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.



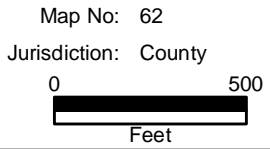
**4-H-21-SP / 4-L-21-RZ
EAST COUNTY SECTOR PLAN AMENDMENT**

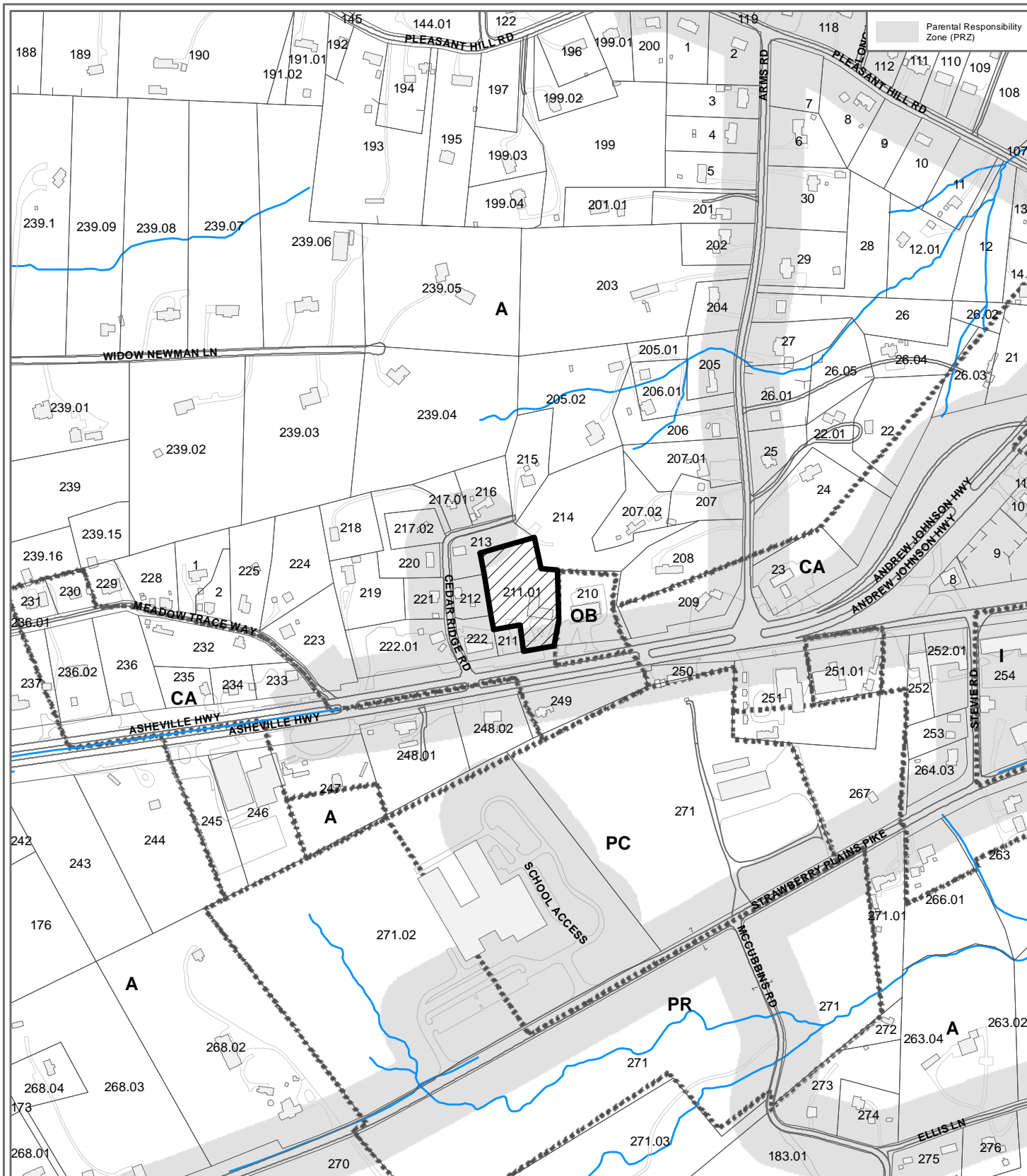
Petitioner: Wilma Cardin / Robert Vaughn



From: MU-SD (Mixed Use Special District)
To: O (Office)

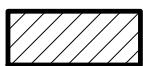
Original Print Date: 3/11/2021 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902





**4-L-21-RZ
REZONING**

Petitioner: Wilma Cardin / Robert Vaughn



From: A (Agricultural)
To: OB (Office, Medical, and Related Services)

Map No: 62
Jurisdiction: County

Original Print Date: 3/11/2021 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



Exhibit B. 4-H-21-SP / 4-L-21-RZ Contextual Images

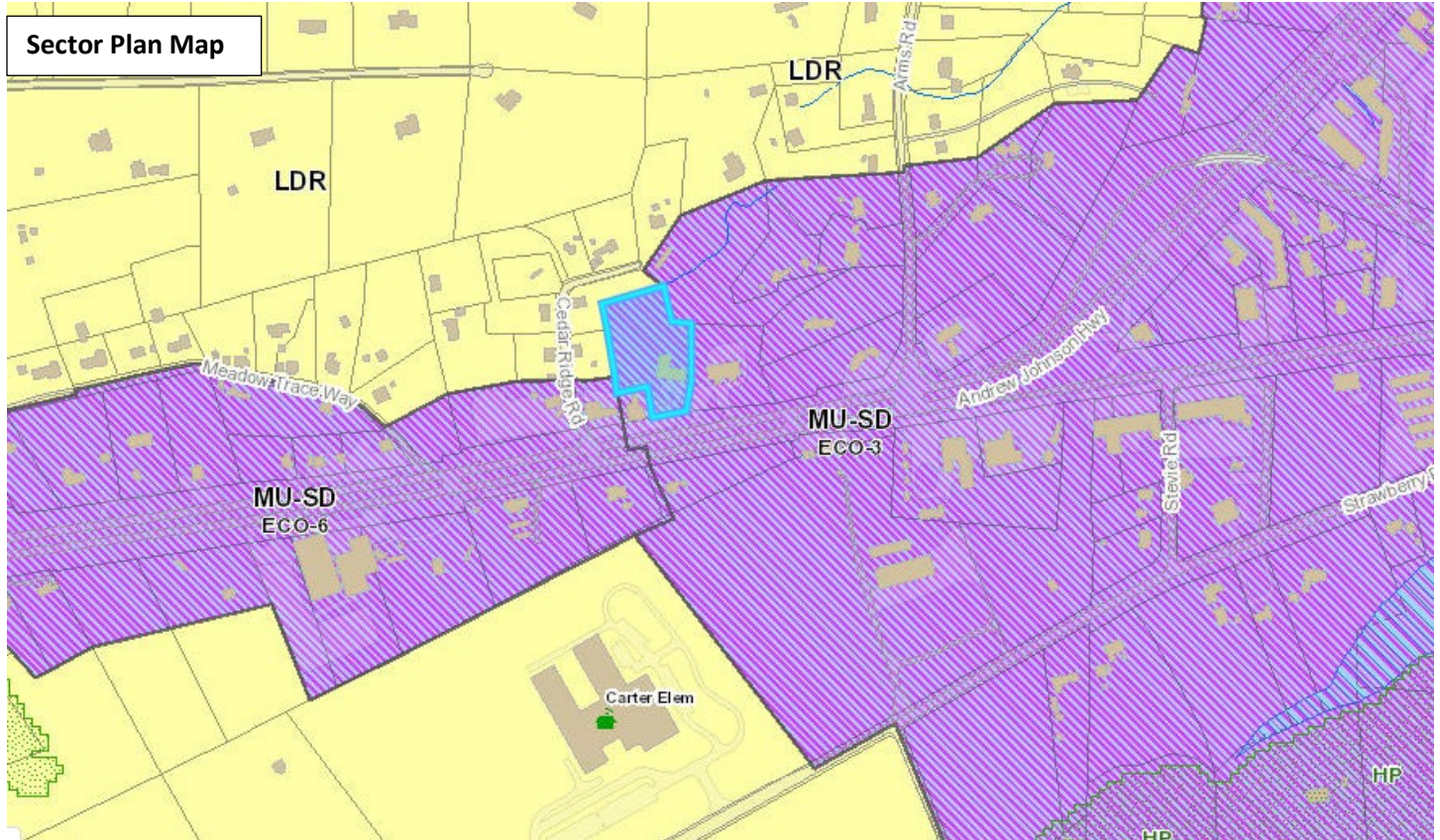
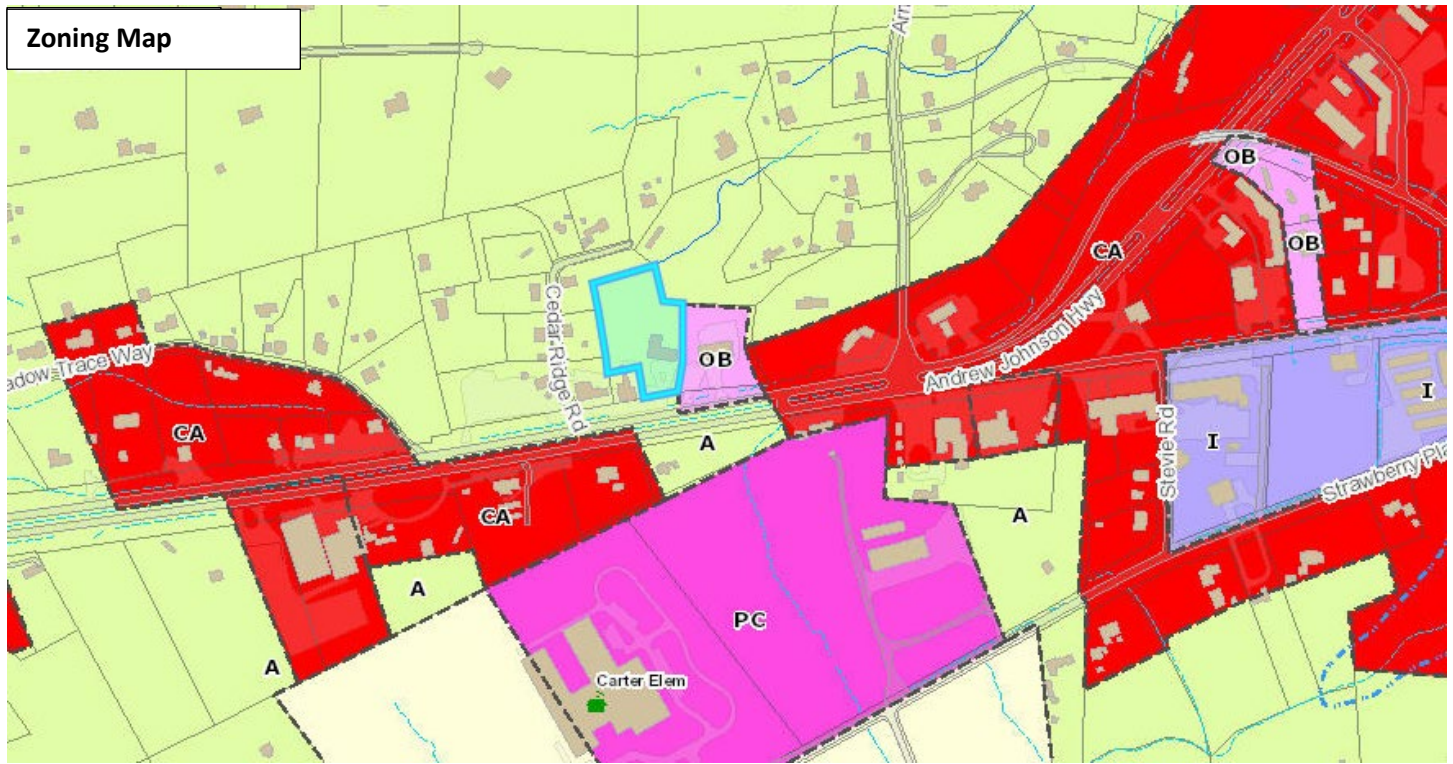


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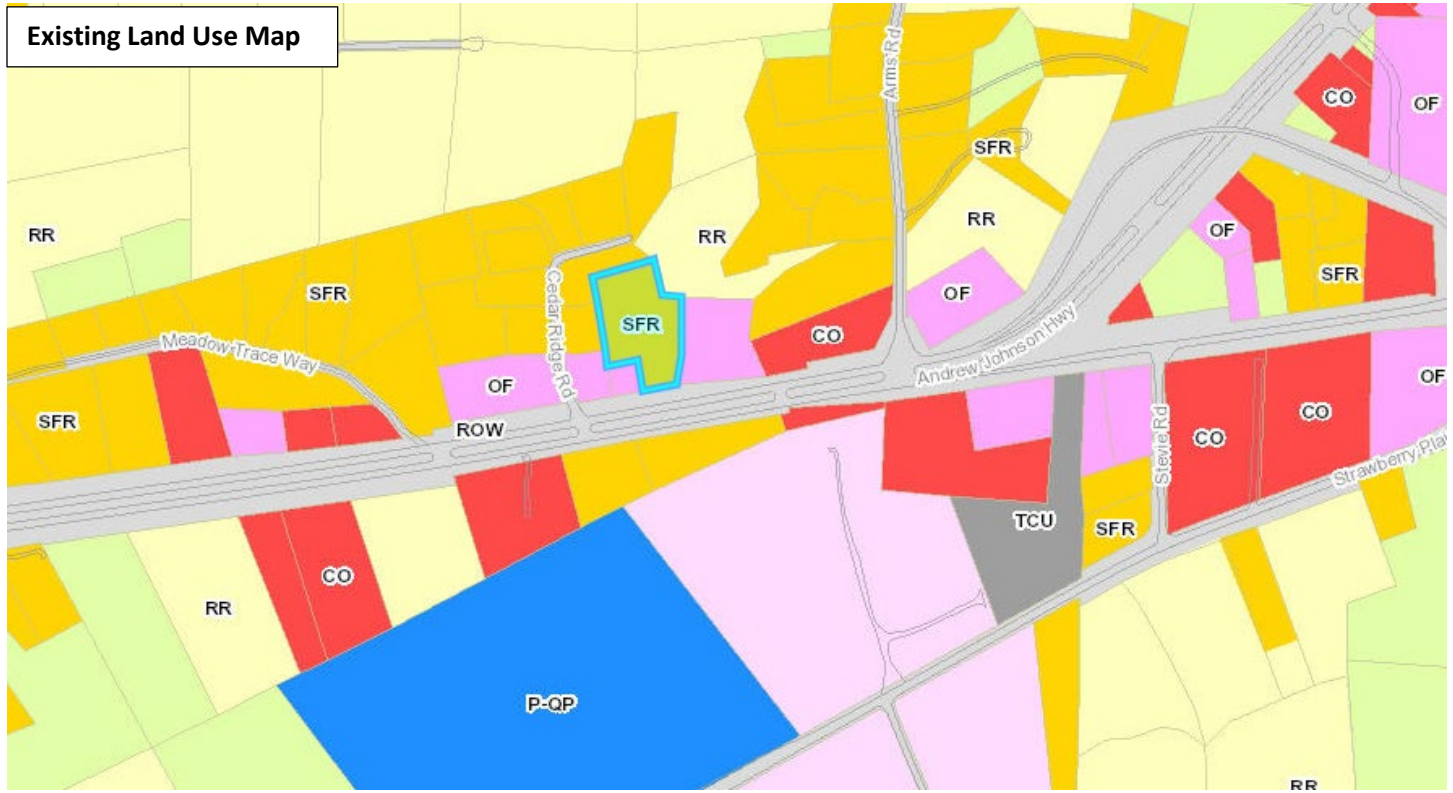
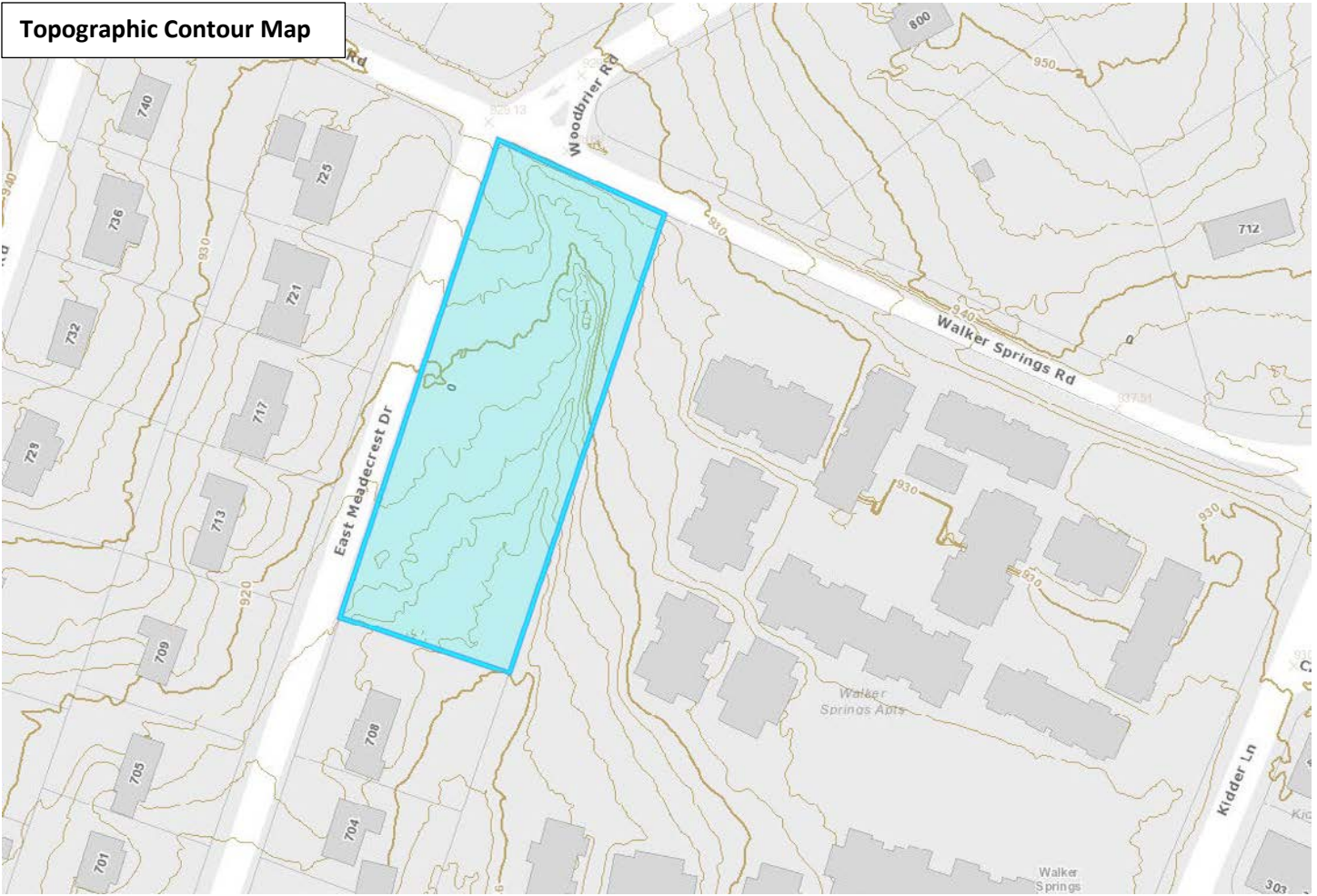


Exhibit B. 4-H-21-SP / 4-L-21-RZ Contextual Images



(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

Reset Form



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

Wilma Cardin / Robert Vaughn

Owner / Property Manager

Applicant Name

Affiliation

2-22-2021

ASAP

Date Filed

Meeting Date (if applicable)

File Number(s)

4-L-21-RZ
4-H-21-SP

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

Wilma Cardin / Robert Vaughn

n/a

Name

Company

1633 Bays Mountain Road

New Market

TN

37820

Address

City

State

ZIP

865-776-9180

whfarmstn@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Wilma Cardin

1633 Bays Mountain Road, New Market, TN 37820 865-766-7049

Owner Name (if different)

Owner Address

Owner Phone

8535 Ashville Hwy, Knoxville, TN 37924

062 21101

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Asheville Highway, due East of Cedar Ridge Road

1.78 ac.

General Location

Tract Size

8th

A

SFR

City County

District

Zoning District

Existing Land Use

East County

MU-SD eco-6

Planned Growth

Planning Sector

Sector Plan Land Use Classification

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 _____

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

Zoning Change From Agriculture to ~~XXX~~ OB

Proposed Zoning _____

Plan Amendment Change 0

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
0326	1,200.00 20% added to total	XXXXXX
Fee 2		Paid with two separate credit card payments
0516	720.00	
Fee 3		
		1920.00

AUTHORIZATION

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

Wilma Jean Cardin Digitally signed by Wilma Jean Cardin
Date: 2021.02.22 16:50:23 -05'00'

Wilma Cardin / Robert Vaughn

4-22-2021

Applicant Signature

Please Print

Date

865-776-9180

whfarmstn@gmail.com

Phone Number

Email

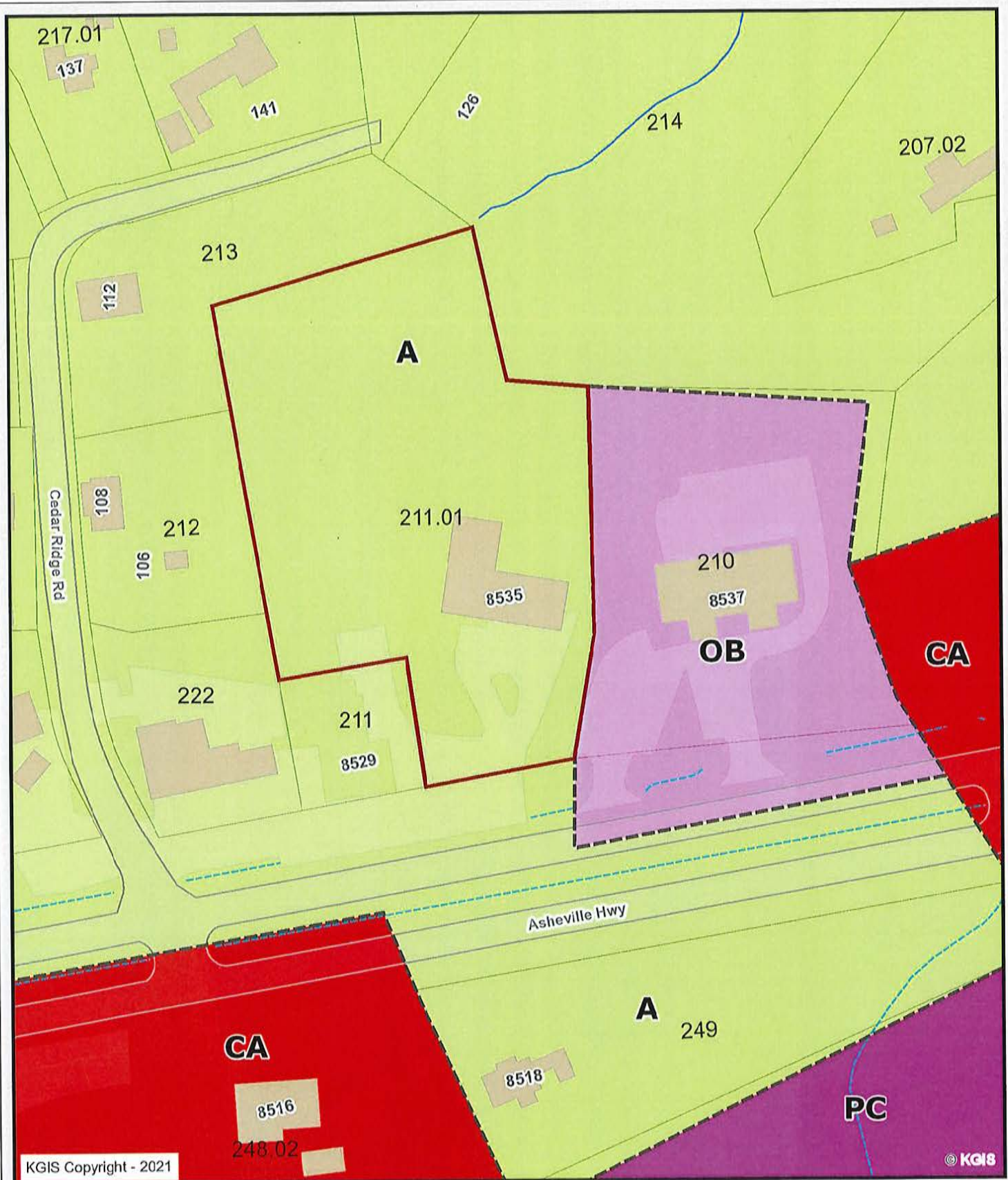
2/23/2021

Staff Signature

Marc Payne

Please Print

Date



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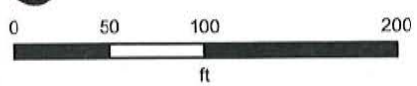
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Letter Portrait
4-L-21-RZ

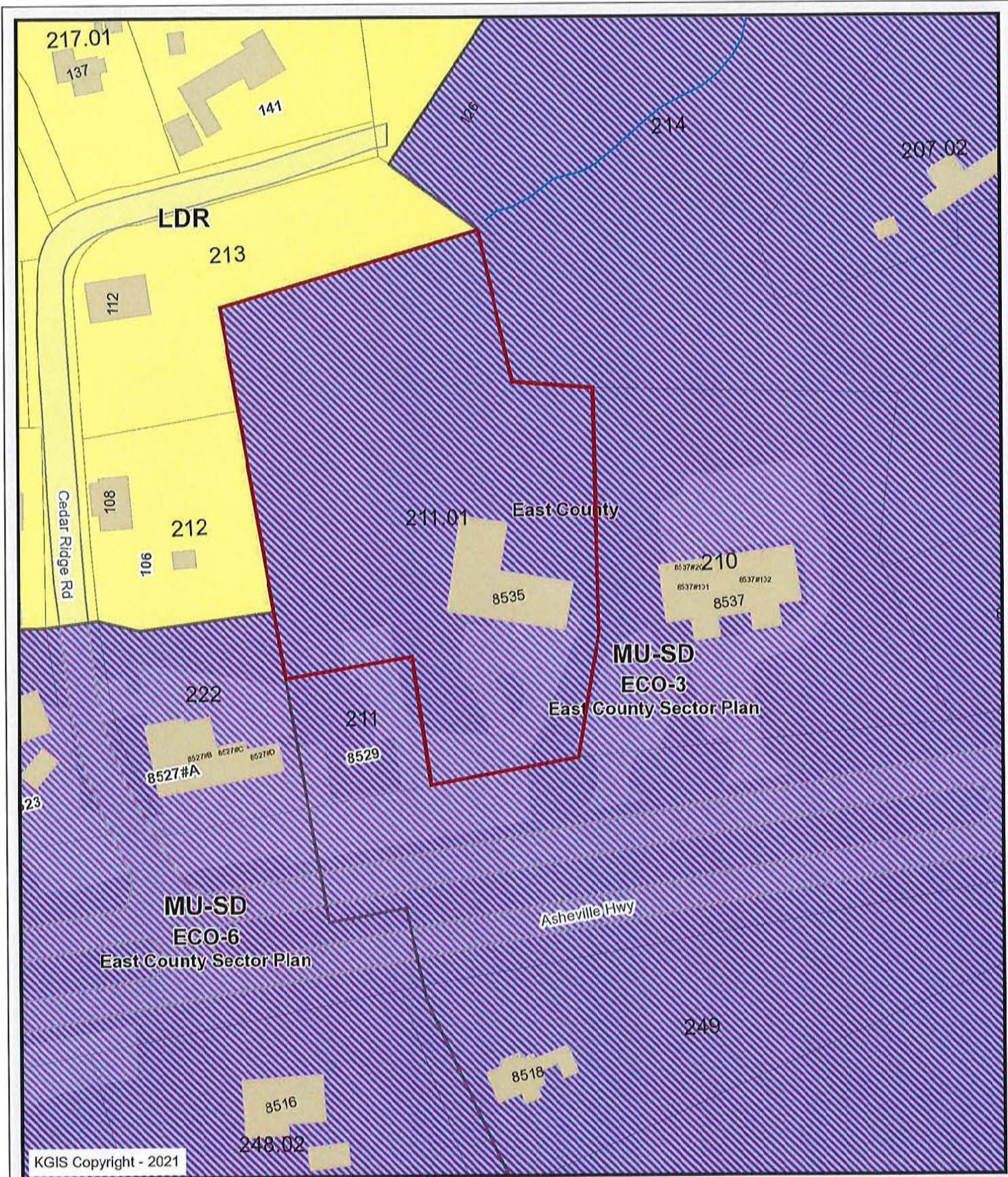
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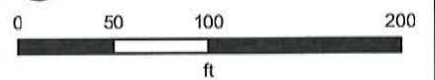
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