

REZONING REPORT

▶ **FILE #:** 4-N-21-RZ **AGENDA ITEM #:** 14
 POSTPONEMENT(S): 4/8/2021 **AGENDA DATE:** 5/13/2021
 ▶ **APPLICANT:** MIKE PATEL / PURVI HOSPITALITY LLC
 OWNER(S): Riddi Enterprises

TAX ID NUMBER: 119 01861 [View map on KGIS](#)
 JURISDICTION: City Council District 2
 STREET ADDRESS: 317 N. Cedar Bluff Rd.
 ▶ **LOCATION:** West side of N. Cedar Bluff Rd., at the intersection of Cross Park Dr., north of Parkwest Blvd.
 ▶ **APPX. SIZE OF TRACT:** 2.75 acres
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: N/A
 ACCESSIBILITY: Access is via N Cedar Bluff Rd a major arterial street with approximately 63ft of pavement with 102ft of right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** C-H-2 (Highway Commercial)
 ▶ **ZONING REQUESTED:** C-G-2 (General Commercial)
 ▶ **EXISTING LAND USE:** Commercial

▶
 EXTENSION OF ZONE: No
 HISTORY OF ZONING:
 SURROUNDING LAND USE AND ZONING: North: Private recreation - PC (Planned Commercial)
 South: Office - C-H-2 (Highway Commercial)
 East: Commercial - C-G-2 (General Commercial)
 West: Agriculture/forestry/vacant - PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: The subject property is in a commercial area of Northwest Knox County. Surrounding development in the area includes a mix of private recreation, office, and commercial uses in the PC, C-H-2, and C-G-2 zones.

STAFF RECOMMENDATION:

▶ **Withdraw the application, as requested by the applicant on April 26, 2021.**

COMMENTS:

Withdraw the application, as requested by the applicant on April 26, 2021.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: , , and .

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 6/15/2021 and 6/29/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**4-N-21-RZ
REZONING**

Petitioner: Patel / Purvi Hospitality LLC,
Mike



From: C-H-2 (Highway Commercial)

To: C-G-2 (General Commercial)

Map No: 119

Jurisdiction: City

Original Print Date: 3/10/2021

Revised:

Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902





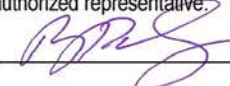
Request to Postpone • Table • Withdraw

Name of Applicant: MIKE PATEL, PURVI HOSPITALITY LLC
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 4-N-21-RE

Date Scheduled for Planning Review: May 13, 2021

Date Request Filed: April 26, 2021 Request Accepted by: Andrea Kupfer

<p align="center">REQUEST</p> <p><input type="checkbox"/> Postpone Please postpone the above application(s) until:</p> <p>_____</p> <p align="center"><small>DATE OF FUTURE PUBLIC MEETING</small></p> <p><input type="checkbox"/> Table Please table the above application(s).</p> <p><input checked="" type="checkbox"/> Withdraw Please withdraw the above application(s).</p> <p>State reason for request: <u>NOT NEEDED AT THIS TIME</u></p> <p>Eligible for Fee Refund? <input type="checkbox"/> Yes <input type="checkbox"/> No Amount: _____ Approved by: _____ Date: _____</p>	<p align="center">PLEASE NOTE</p> <p>Consistent with the guidelines set forth in Planning's <i>Administrative Rules and Procedures</i>:</p> <p>POSTPONEMENTS Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.</p> <p>TABLINGS Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.</p> <p>WITHDRAWALS Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.</p> <p>Any new item withdrawn may be eligible for a fee refund according to the following: Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.</p>
<p align="center">APPLICATION AUTHORIZATION</p> <p>I hereby certify that I am the property owner, applicant, or applicant's authorized representative.</p> <p>Signature: <u></u></p> <p><small>PLEASE PRINT</small> Name: <u>RICHARD A. BAILEY</u> Address: <u>224 ILLINOIS AVE</u> City: <u>OAK RIDGE</u> State: <u>TN</u> Zip: <u>37830</u> Telephone: <u>(865) 482-5260</u> Fax: _____ E-mail: <u>RBAILEY@RABCOWC.COM</u></p>	



Request to Postpone • Table • Withdraw

Name of Applicant: MIKE PATEL, PURVI HOSPITALITY, LLC
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 4-N-21-RZ

Date Scheduled for Planning Review: APRIL 8, 2021

Date Request Filed: _____ Request Accepted by: _____

REQUEST

Postpone

Please postpone the above application(s) until:

MAY 13, 2021

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

CHANGED ARCHITECT

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT

Name: RICHARD A. BAILEY

Address: 224 ILLINOIS AVE

City: DAK ROGE State: TN Zip: 37830

Telephone: (865) 482-5260

Fax: _____

E-mail: RBAILEY@RABCOINC.COM

PLEASE NOTE

Consistent with the guidelines set forth in Planning's Administrative Rules and Procedures:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



RECEIVED

By Elizabeth Albertson at 4:41 pm, Mar 01, 2021

DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Mike Patel, Purvi Hospitality LLC

Developer

Applicant Name

Affiliation

March 1, 2021

April 8, 2021

4-N-21-RZ

Date Filed

Meeting Date (if applicable)

File Numbers(s)

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

Richard A. Bailey

R A Bailey Co

Name

Company

224 Illinois Ave

Oak Ridge

TN

37830-4963

Address

City

State

Zip

(865)482-5260

RBailey@RABCOinc.com

Phone

Email

CURRENT PROPERTY INFO

Riddi Enterprises Corp

317 N Cedar Bluff Rd

(931)787-4573

Owner Name (if different)

Owner Address

Owner Phone

317 N Cedar Bluff Rd

119 018.61

Property Address

Parcel ID

w/s

N Cedar Bluff Rd, directly across from the intersection at Cross Park Dr.

2.75 Acres

General Location

N of Park West Blvd

Tract Size

City Council District 2

C-H-2

Jurisdiction (specify district above) City County

Zoning District

Northwest County

GC (General Commercial)

Inside the City of Knoxville

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Commercial

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

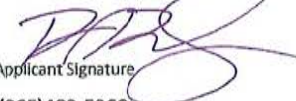

Water Provider

REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use
	<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____
SUBDIVISION	<input type="checkbox"/> Other (specify): _____
	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____
	<input type="checkbox"/> Parcel Change
	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____
	<input type="checkbox"/> Other (specify): _____
ZONING	<input type="checkbox"/> Attachments / Additional Requirements
	<input checked="" type="checkbox"/> Zoning Change: C-G-2 Proposed Zoning _____
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____
	Proposed Density (units/acre) _____ Previous Rezoning Requests 1-R-82-RZ, 12FF-83-RZ
	<input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	PLAT TYPE	FEE 1:	TOTAL:
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	0326 \$2,000	
	ATTACHMENTS	FEE 2:	\$2,000.00
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 3:	
	ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> Design Plan Certification (Final Plat only)			
<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)			
<input type="checkbox"/> Traffic Impact Study			

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

	R A Bailey	3/1/21
Applicant Signature	Please Print	Date
(865)482-5260	RBailey@RABCOinc.com	
Phone Number	Email	
	Elizabeth Albertson	3/1/2021
Staff Signature	Please Print	Date

