

REZONING REPORT

▶ **FILE #:** 5-D-21-RZ

AGENDA ITEM #: 18

AGENDA DATE: 5/13/2021

▶ **APPLICANT:** SHAHEEN DEWJI

OWNER(S): Shaheen Dewji

TAX ID NUMBER: 103 122

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10800 Carmichael Rd.

▶ **LOCATION:** South side of Carmichael Road, west of Pellissippi Parkway

▶ **APPX. SIZE OF TRACT:** 0.6 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Carmichael Road, a minor collector with a pavement width of 18-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek

▶ **PRESENT ZONING:** BP (Business and Technology) / TO (Technology Overlay)

▶ **ZONING REQUESTED:** OB (Office, Medical, and Related Services) / TO (Technology Overlay)

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

▶ EXTENSION OF ZONE: Yes, the property is adjacent to OB/TO zoning.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - PR (Planned Residential) up 12 du/ac

South: Under construction/other - OB (Office, Medical, and Related Services) / TO (Technology Overlay)

East: Under construction/other - OB (Office, Medical, and Related Services) / TO (Technology Overlay)

West: Under construction/other, rural residential - OB (Office, Medical, and Related Services) / TO (Technology Overlay), BP (Business Park) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area is adjacent to multi-family residential that is currently under construction under the OB zone district in the Technology Corridor along Pellissippi Parkway. Several large rural residential lots are also adjacent to the west.

STAFF RECOMMENDATION:

▶ **Approve OB (Office, Medical, and Related Services) / TO (Technology Overlay) because it is consistent with the Northwest County Sector Plan and the surrounding development.**

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 CITY/COUNTY GENERALLY:

1. In the last decade, the majority of the non-residential and multi-family residential development has occurred in the Pellissippi Parkway Corridor.

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 TO (Technology Overlay Zone) is intended to provide for physical development review in the Tennessee Technology Corridor area of the county by the Tennessee Technology Corridor Development Authority (TTCDA). Within the TO, Technology Overlay Zone, no base zoning may be changed, no variance from the provision of the zoning ordinance may be granted and no building or grading permit may be issued prior to the issuance of a certificate of appropriateness by the TTCDA except for a residential or agricultural use.
3. This rezoning request received a certificate of appropriateness from the TTCDA at the May 10, 2021 meeting.

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. This amendment is a minor extension of 0.7 acres of existing OB/TO zoning surrounding the property.

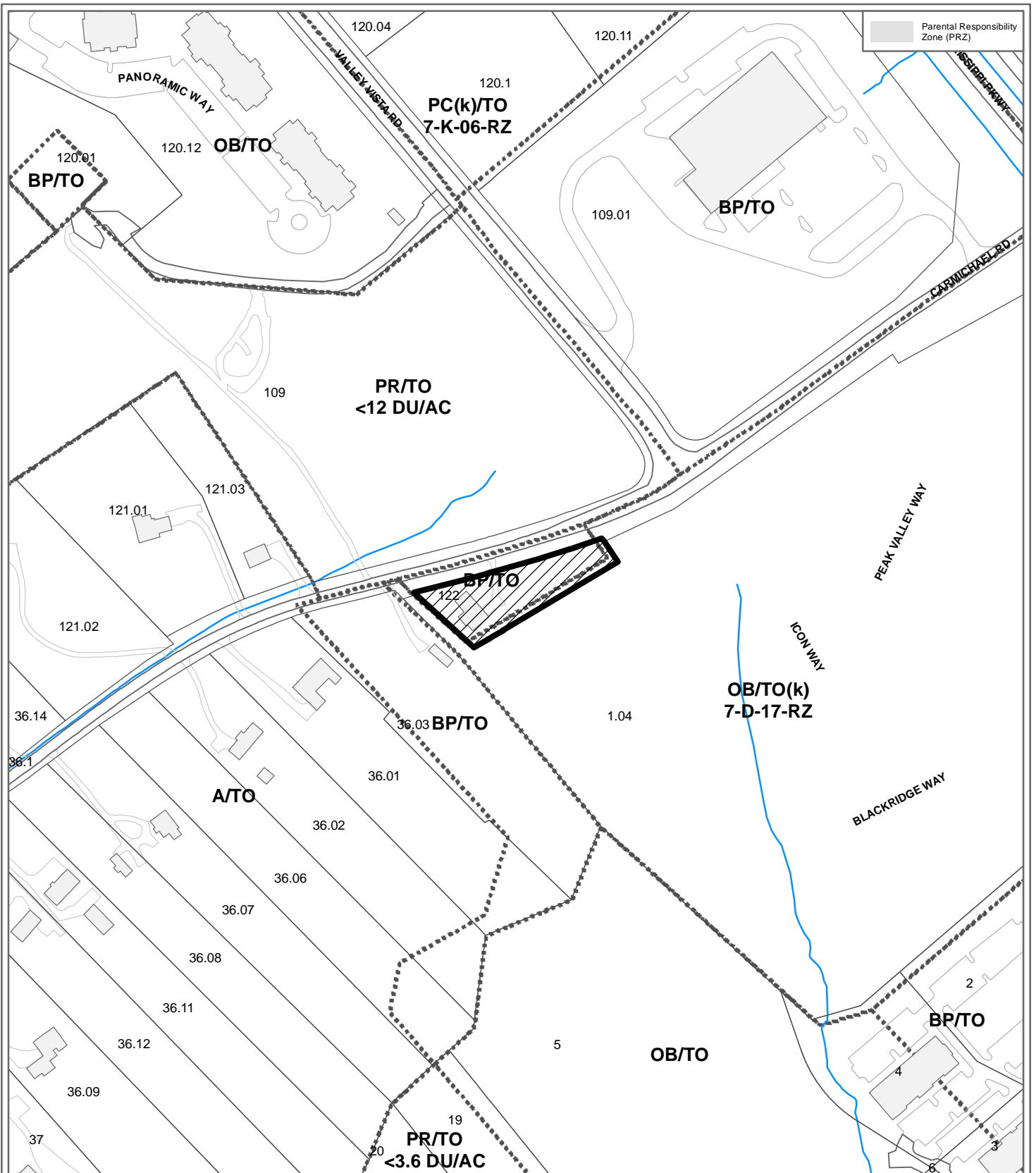
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This 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 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.



**5-D-21-RZ
REZONING**

From: BP (Business and Technology) / TO (Technology Overlay)

To: OB (Office, Medical, and Related Services) / TO (Technology Overlay)



Petitioner: Dewji, Shaheen

Map No: 103

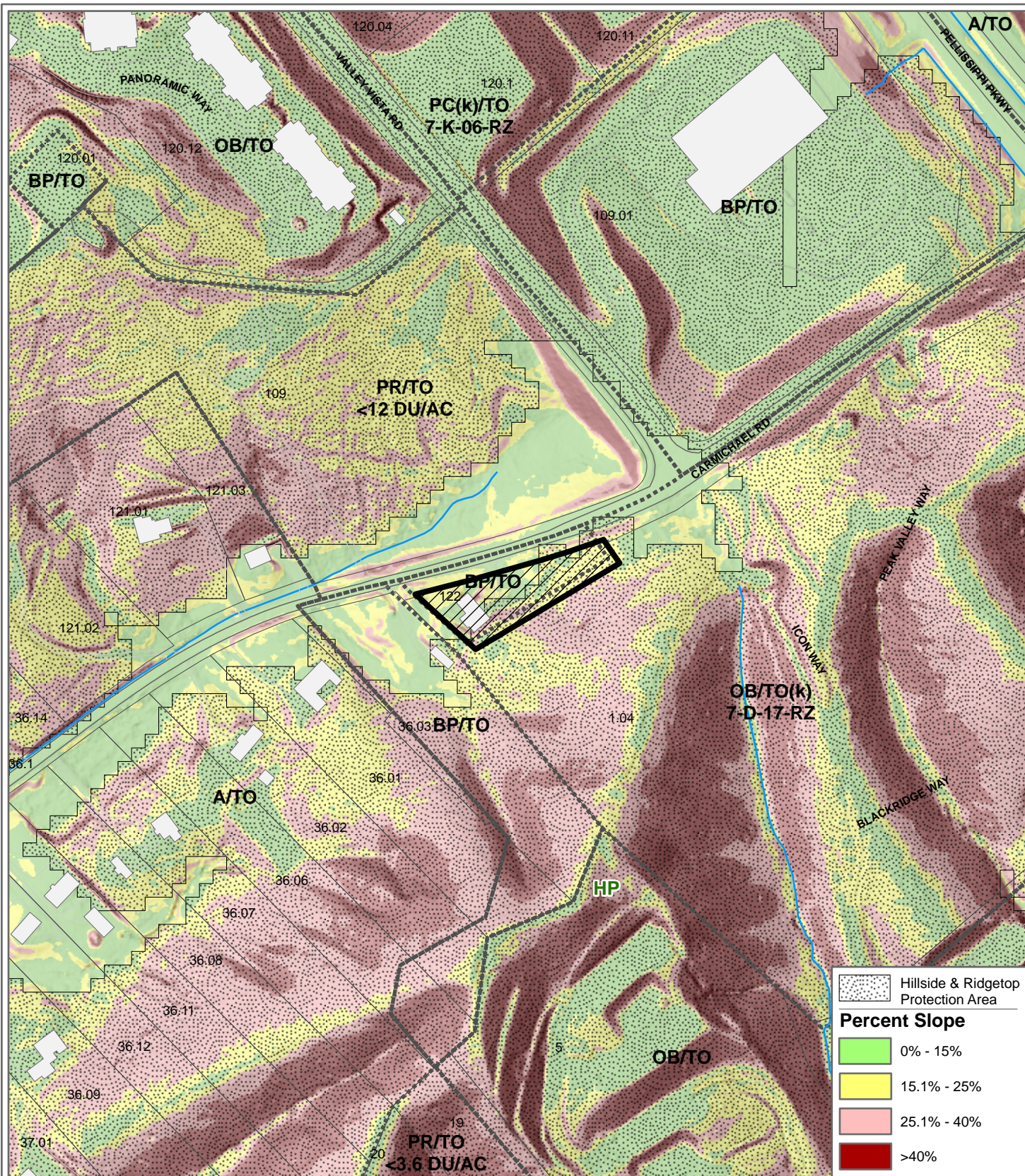
Jurisdiction: County



Original Print Date: 4/7/2021

Revised:

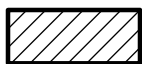
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



5-D-21-RZ
REZONING - SLOPE ANALYSIS

From: BP (Business and Technology) / TO (Technology Overlay)

To: OB (Office, Medical, and Related Services) / TO (Technology Overlay)

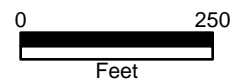


Original Print Date: 4/12/2021 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Dewji, Shaheen

Map No: 103

Jurisdiction: County



5-D-21-RZ

			Acres
Non-Hillside Portions			0.3
Hillside and Ridgetop Protection Area			
Value	Percent Slope	Count	Acres
1	0%-15%	174	0.10
2	15%-25%	422	0.24
3	25%-40%	110	0.06
4	>40%	6	0.00
			0.41
Ridgetop Area			0
Site Total			0.71

Exhibit A. 5-D-21-RZ Contextual Images

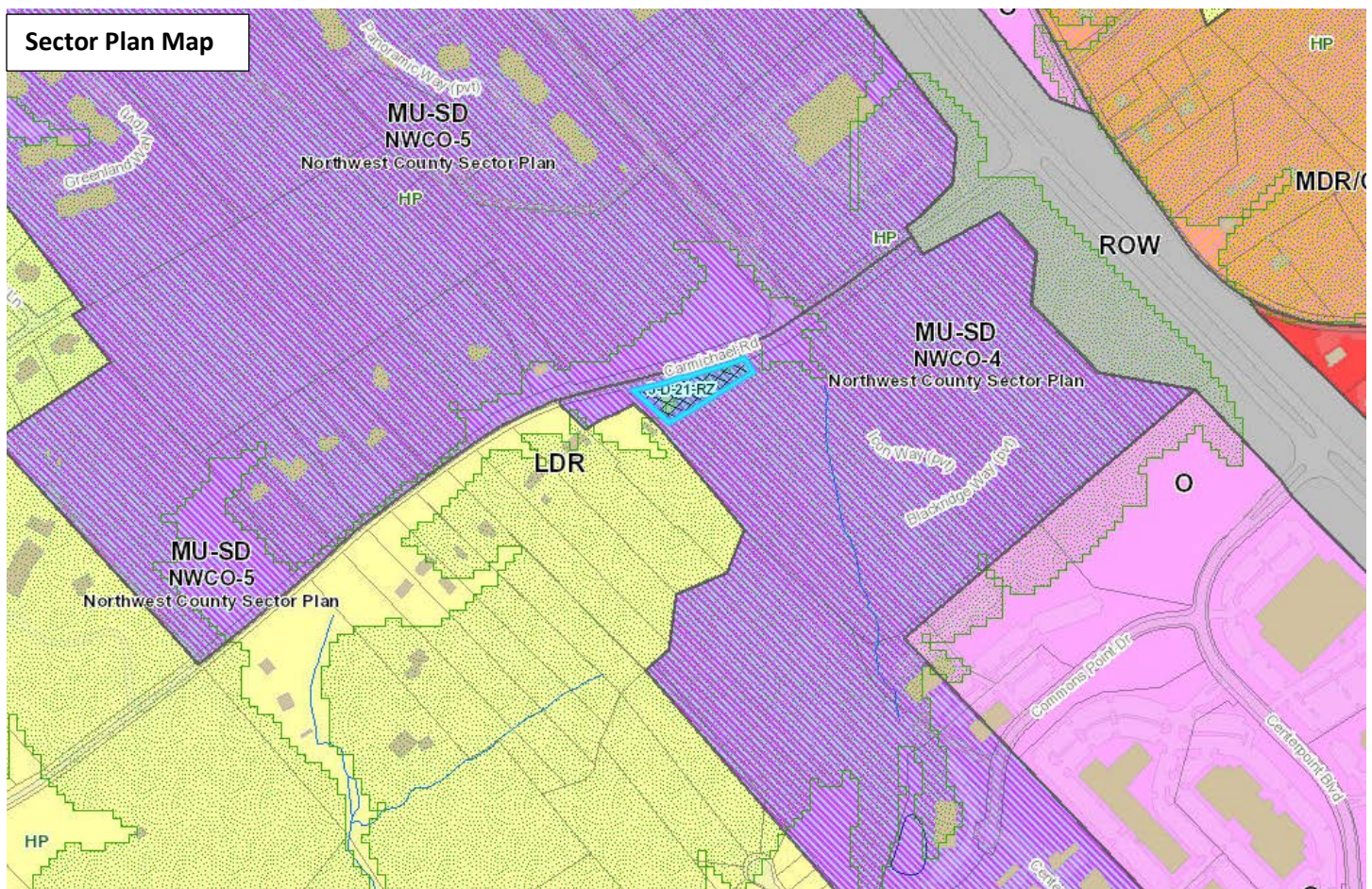
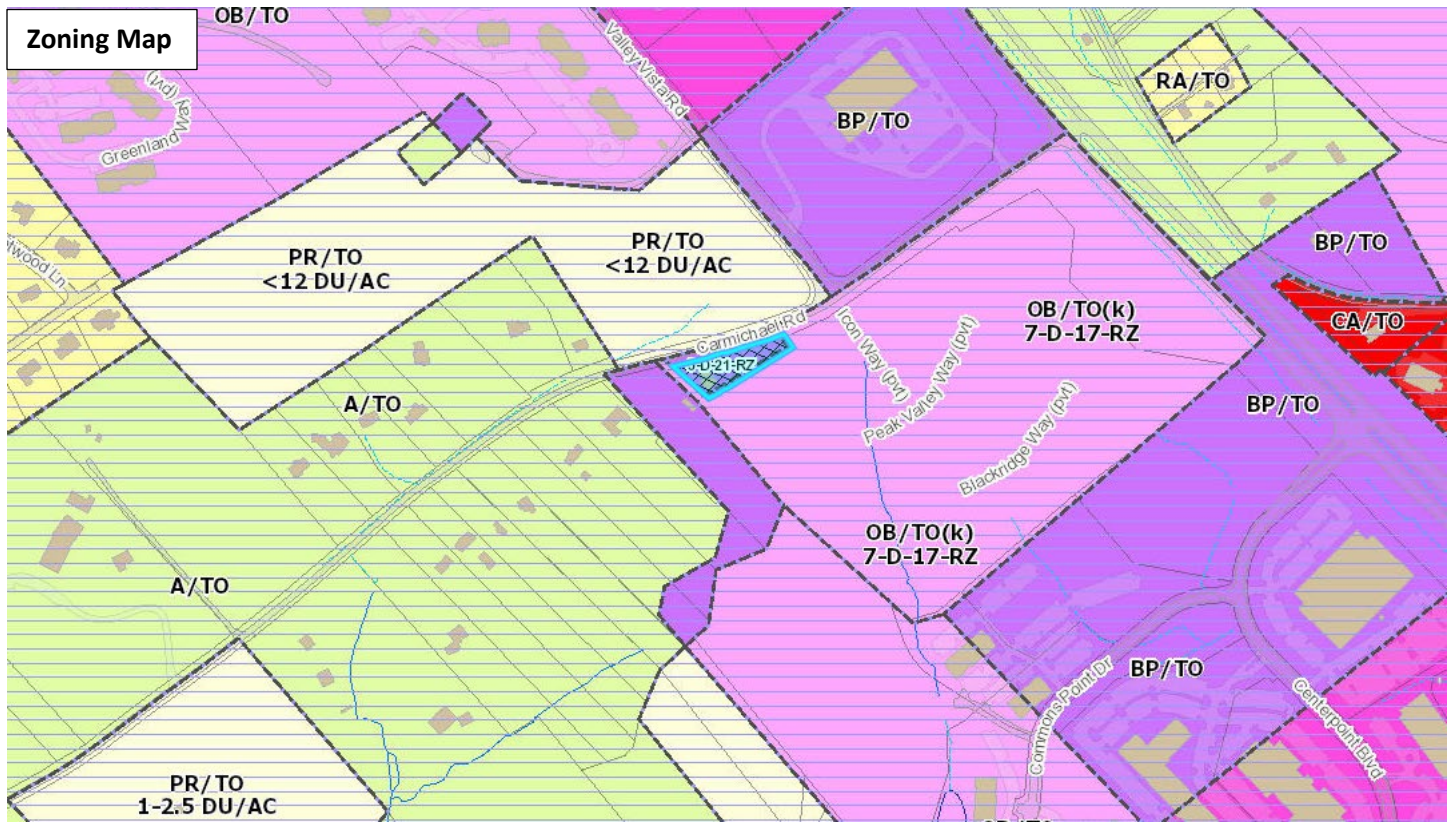


Exhibit A. 5-D-21-RZ Contextual Images

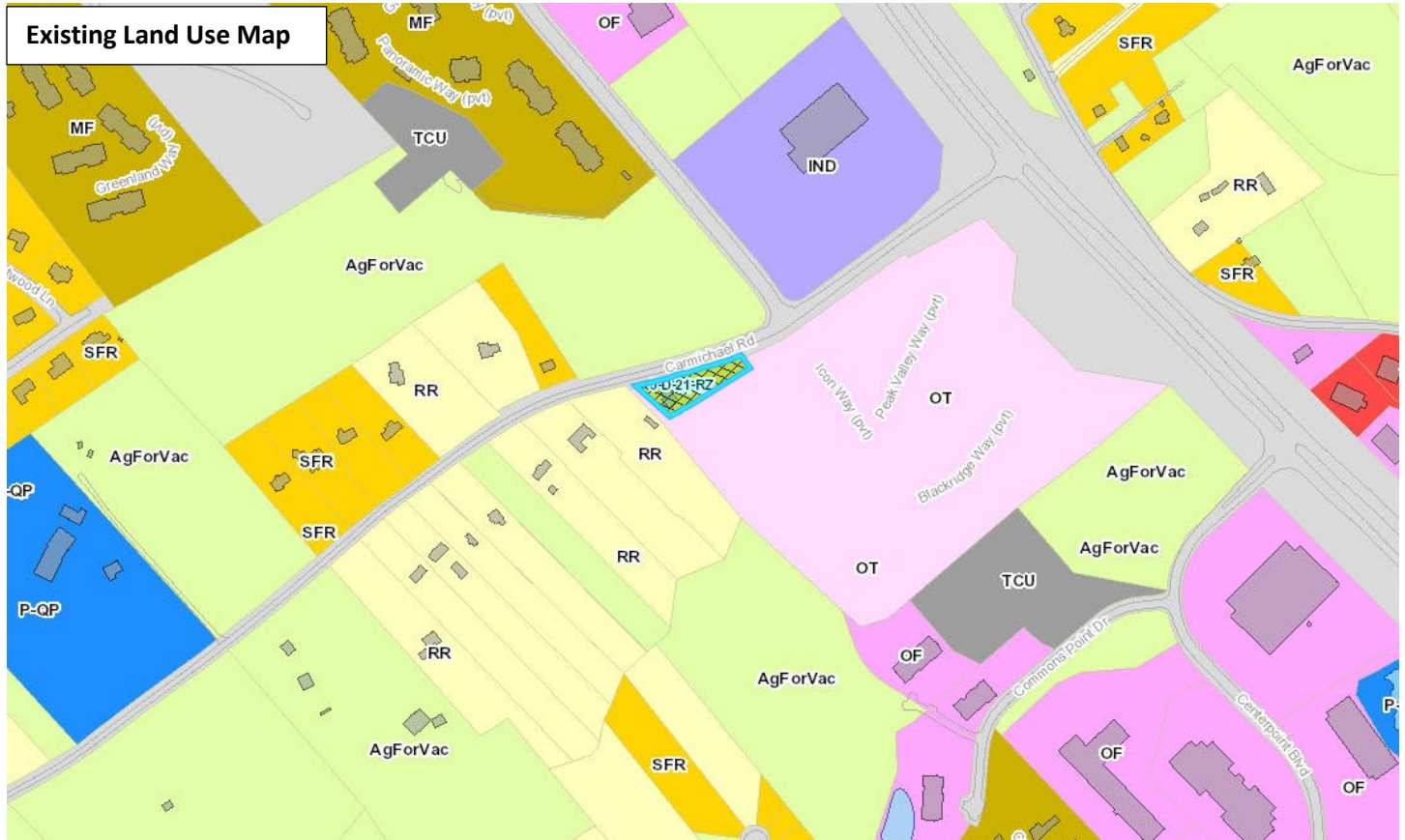
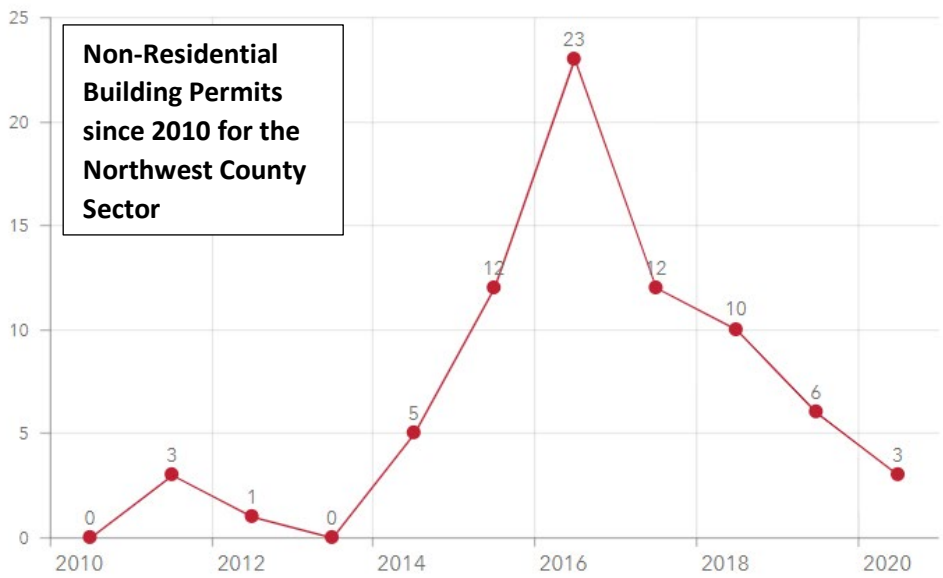
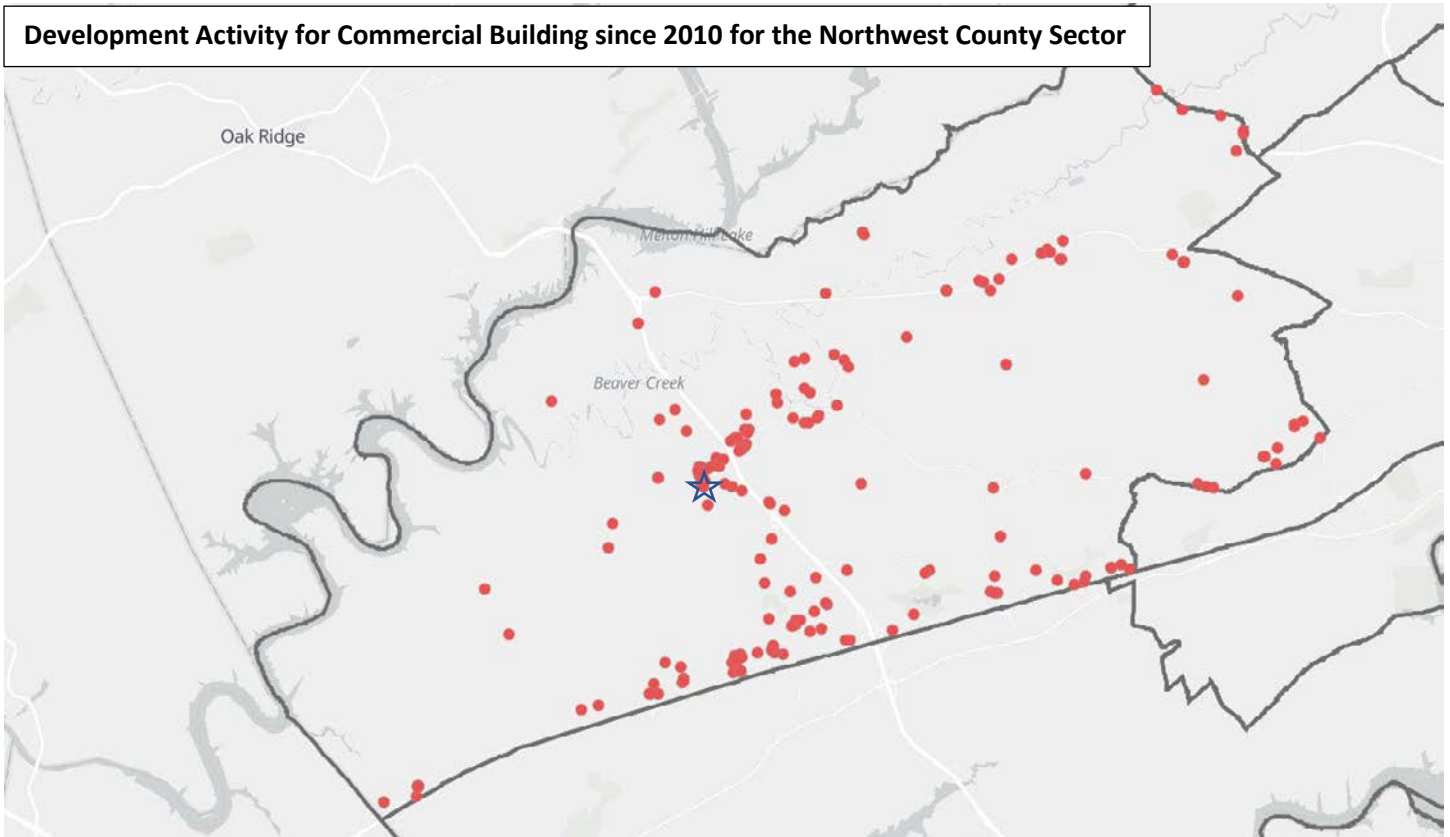


Exhibit A. 5-D-21-RZ Contextual Images

Development Activity for Commercial Building since 2010 for the Northwest County Sector





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

Shaheen Dewji

Property owner

Applicant Name

Affiliation

03/23/2021

~~03/23/2021~~ 5/13/2021

File Number(s)

Date Filed

Meeting Date (if applicable)

5-D-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

Shaheen Dewji

Name

Company

912 Winged Foot Drive

College Station

TX

77845

Address

City

State

ZIP

404-454-2727

sadewji@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Shaheen Dewji and Pasquale Fulvio 912 Winged Foot Dr., College Station, T 404-454-2727

Owner Name (if different)

Owner Address

Owner Phone

10800 Carmichael Road, Knoxville, TN 37932

103 122

Property Address

Parcel ID

Septic

WKUD

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Carmichael Rd west of Pellissippi Pkwy

0.6 acres

General Location

Tract Size

City County

6th
District

BP/TO
Zoning District

Single family detached dwelling

Existing Land Use

Northwest County

MU-SD, NWCO 4 (Mixed Use-Special District, Saddlebrook)

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

December 2020

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change
 Proposed Zoning OB/TO

Pending Plat File Number

Plan Amendment Change
 Proposed Plan Designation(s) _____

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	\$1,000
Fee 2	
Fee 3	

AUTHORIZATION

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

Shaheen Dewji
Applicant Signature

Shaheen Dewji

03/23/2021

Please Print

Date

404-454-2727

sadewji@gmail.com

Phone Number

Email

Michelle Portier

Michelle Portier

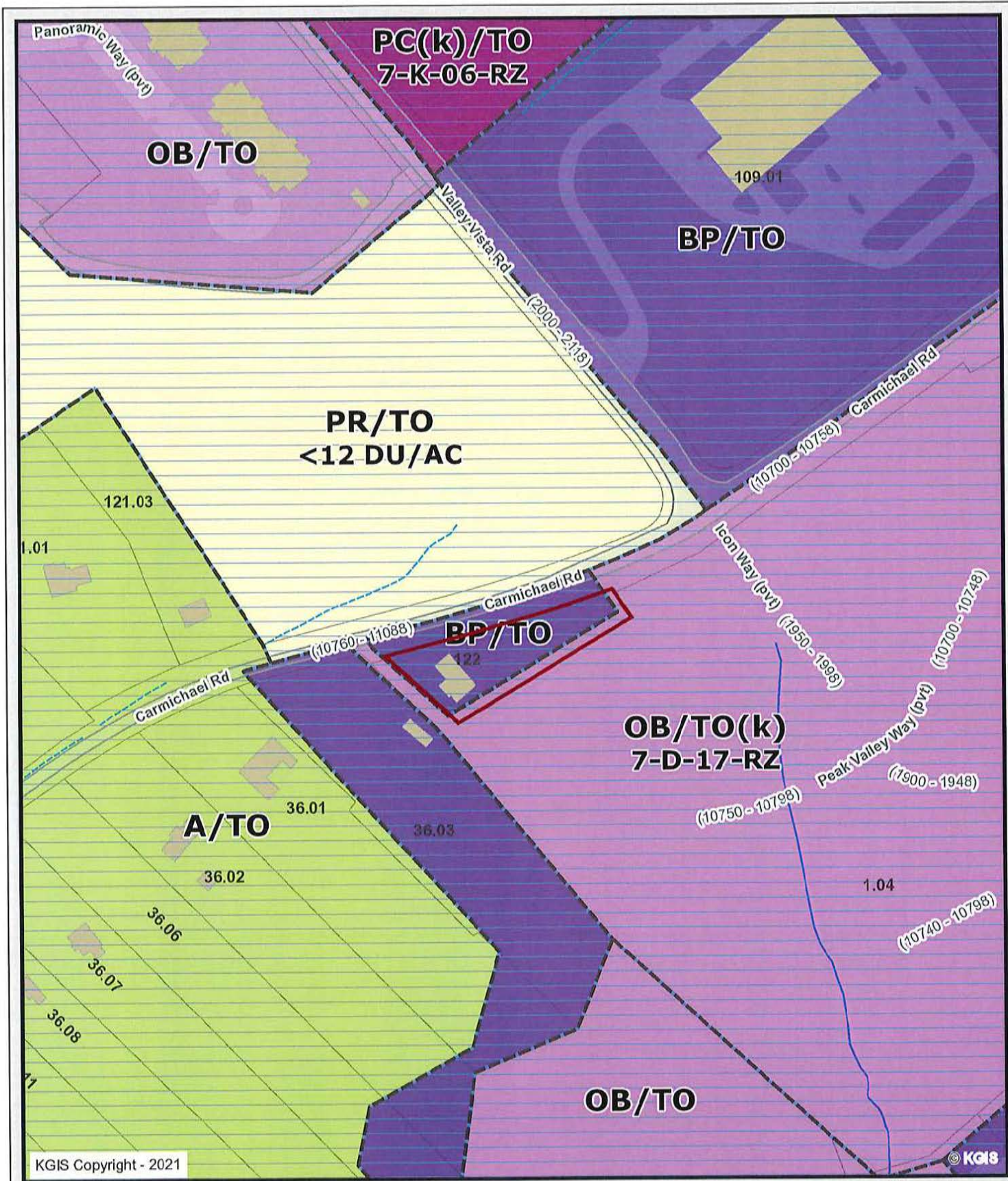
3/25/2021

Sum 3/26/21

Please Print

Date

Staff Signature

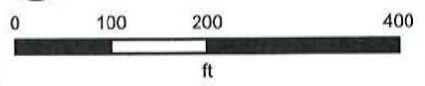


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