

REZONING REPORT

► **FILE #:** 11-A-21-RZ

AGENDA ITEM #: 13

AGENDA DATE: 11/10/2021

► **APPLICANT:** **UNIQUE CONSTRUCT LLC**
OWNER(S): Kimberly Lynn Mitchell-Ardrey POA

TAX ID NUMBER: 107 I B 01303

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 Zoe Way

► **LOCATION:** **South of Zoe Way and east of Janmer Lane**

► **APPX. SIZE OF TRACT:** **3.1 acres**

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via Jammer Ln, a local road with 23-ft of pavement within a 45-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **PRESENT ZONING:** **OP (Office Park) & HP (Hillside Protection)**

► **ZONING REQUESTED:** **O (Office) & HP (Hillside Protection)**

► **EXISTING LAND USE:** **Agriculture/forestry/vacant**

► **EXTENSION OF ZONE:** No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Office - OP (Office Park)

South: Public-Quasi Public - OS (Open Space)

East: Commercial - RN-1 (Single-Family Residential)

West: Single-family residential - RN-1 (Single-Family Residential)

NEIGHBORHOOD CONTEXT: This property is located in a residential neighborhood made up of primarily single-family dwellings with some office uses located nearby. I40 is located to the south of the property.

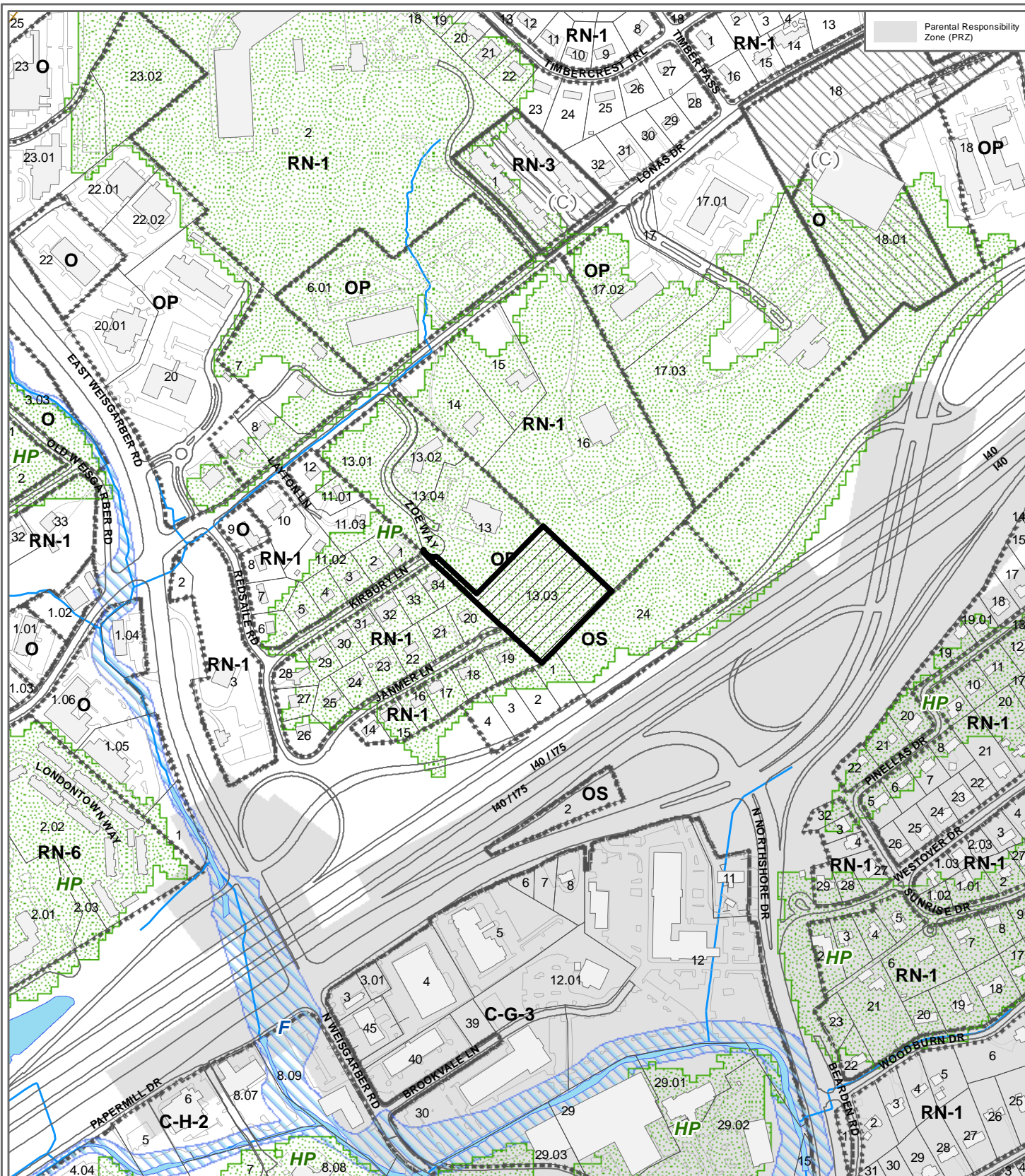
STAFF RECOMMENDATION:

► **Withdraw at the request of the applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/14/2021 and 1/11/2022. 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.



11-A-21-RZ REZONING

From: OP (Office Park) & HP (Hillside Protection)

To: O (Office) & HP (Hillside Protection)

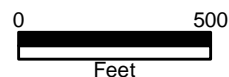


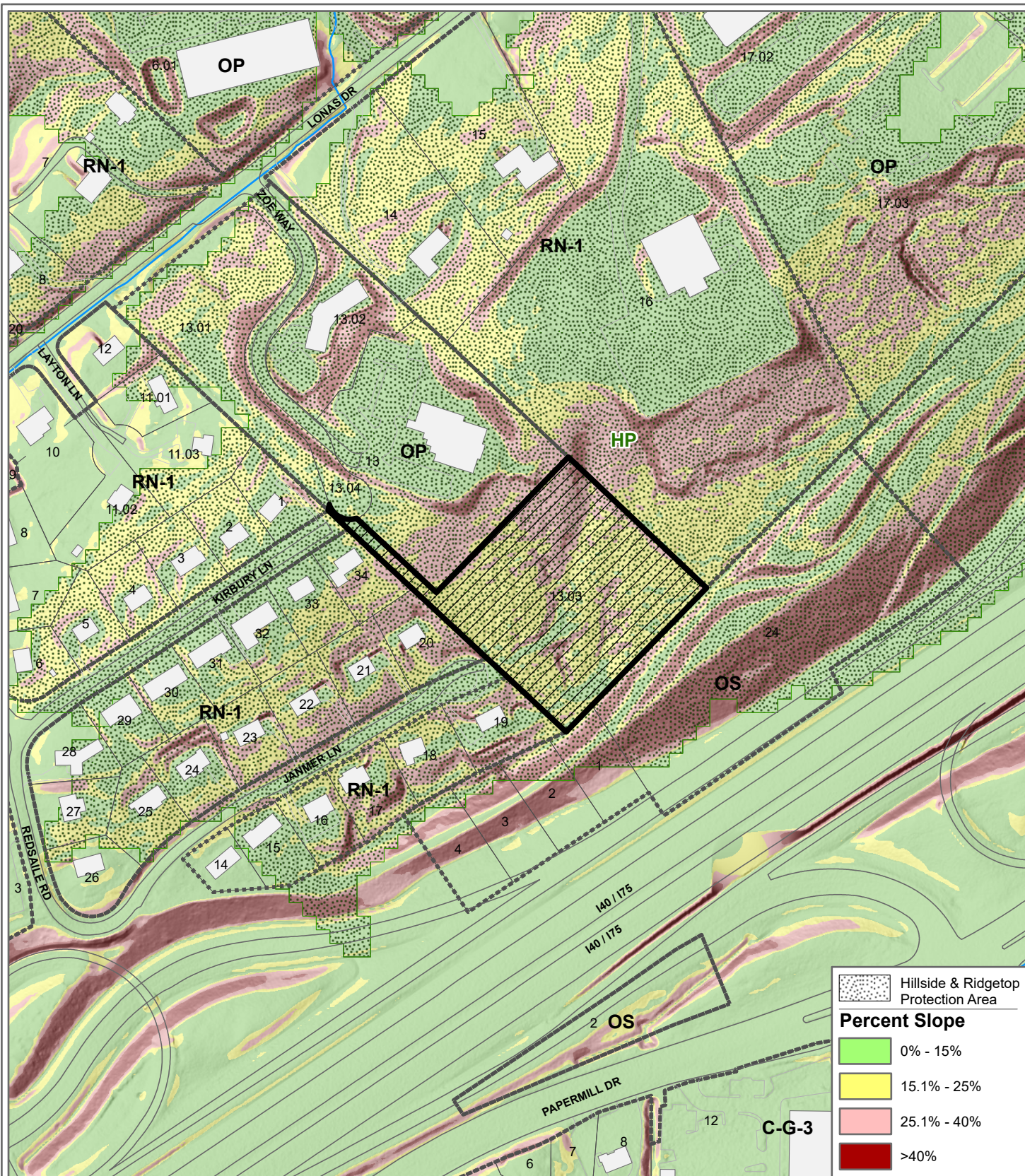
Original Print Date: 10/13/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Unique Construct LLC

Map No: 107

Jurisdiction: City

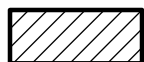




11-A-21-RZ **SLOPE ANALYSIS**

From: OP (Office Park) & HP (Hillside Protection)

To: O (Office) & HP (Hillside Protection)

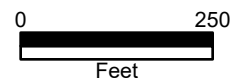


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Slope Analysis
11-A-21-RZ

CATEGORY	ACRES	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside (HP)	0	100%	0.00
0-15% Slope	0.35	100%	0.35
15-25% Slope	1.92	50%	0.96
25-40% Slope	0.78	20%	0.16
Greater than 40% Slope	0.06	10%	0.01
Subtotal: Sloped Land (Inside HP)	3.12		
Ridgetop:			
Total	3.12		1.471



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

Unique Construct LLC

Applicant Name

Affiliation

9/14/2021

November 10 2021

Date Filed

Meeting Date (if applicable)

File Number(s)

11-A-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

Kyle Hohman

Unique Construct LLC

Name

Company

3713 Washington Pike

Knoxville

TN

37917

Address

City

State

ZIP

8652718866

kyle@ucstn.com

Phone

Email

CURRENT PROPERTY INFO

Kimberly Lynn Mitchell-Ardrey POA

Owner Name (if different)

Owner Address

Owner Phone

0 Zoe Way

107IB01303

Property Address

Parcel ID

KUB Sewer

KUB Water

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South of Zoe Way and east of Janmer Ln.

3.1 acres

General Location

Tract Size

☒ City ☐ County

2

OP-Office Park & HP

Vacant land

Zoning District

Existing Land Use

Northwest City

O-Office & HP

N/A (Within City limits)

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

Office & HP

Proposed Zoning _____

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
0326	\$1,000	
Fee 2		
		\$1,000
Fee 3		

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

Applicant Signature

Unique Construct LLC

9/14/21

Please Print

Date

8652718866

kyle@ucstn.com

Phone Number

Email

paid 9/15/2021 ak

Staff Signature

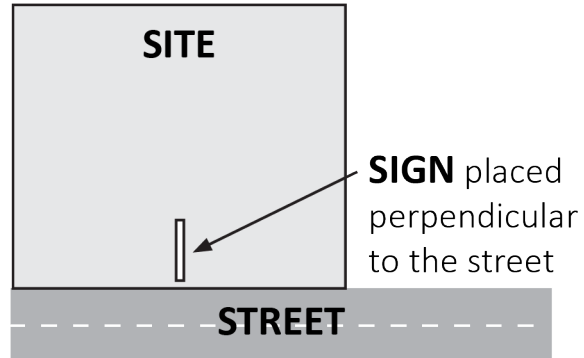
Levan King Cranston

Please Print

Date

9/14/2021

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant