



# PLAN AMENDMENT REPORT

► **FILE #:** 10-H-21-SP

**AGENDA ITEM #:** 19

**AGENDA DATE:** 10/14/2021

► **APPLICANT:** J A MURPHY, LLC  
**OWNER(S):** J A Murphy Group, LLC

**TAX ID NUMBER:** 121 A C 01202 & 013 [View map on KGIS](#)

**JURISDICTION:** Council District 2

**STREET ADDRESS:** 6505 Deane Hill Drive & 0 Kingston Pk.

► **LOCATION:** North side of Deane Hill Drive, south of Kingston Pike, east of Lockett Road

► **APPX. SIZE OF TRACT:** 4.84 acres

**SECTOR PLAN:** West City

**GROWTH POLICY PLAN:** N/A (Within City limits)

**ACCESSIBILITY:** Access is off of Deane Hill Drive, a major collector with a 20-ft pavement width inside a right-of-way that varies in width from 50 to 57 ft.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Fourth Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** O (Office) / O (Office)

► **PROPOSED PLAN DESIGNATION:** MDR/O (Medium Density Residential/Office)

► **EXISTING LAND USE:** Rural residential and transportation/communications/utilities

**EXTENSION OF PLAN DESIGNATION:** No

**HISTORY OF REQUESTS:** None noted

**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Commercial and office - GC (General Commercial)

South: Commercial and office - O (Office)

East: Commercial - O (Office)

West: Rural residential - O (Office)

**NEIGHBORHOOD CONTEXT** This property is in an area that contains a mix of uses. Along this stretch of Deane Hill Drive, there are commercial, office, multifamily, and single family uses. This parcel is one of the last remaining single family parcels on the street. This property is near Deane Hill Drive's intersection with Kingston Pike, which is one block to the north.

## STAFF RECOMMENDATION:

- **Approve the West City Sector Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it allows development that is compatible with other development on Deane Hill Drive.**

**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. There is an increased demand for housing, particularly in areas served by transit and near employment opportunities. There is a KAT stop due north on Kingston Pike, which is a commercial corridor.

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. There are no obvious or significant errors or omissions in the plan.

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

1. There have been no changes to the development pattern or completion of public improvements that would warrant a plan amendment.

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/16/2021 and 11/30/2021. 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.



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-L-21-RZ **AGENDA ITEM #:** 19  
10-E-21-PA **AGENDA DATE:** 10/14/2021

► **APPLICANT:** J A MURPHY GROUP, LLC  
**OWNER(S):** J A Murphy Group, LLC

**TAX ID NUMBER:** 121 A C 01202 & 013 [View map on KGIS](#)  
**JURISDICTION:** Council District 2  
**STREET ADDRESS:** 6505 Deane Hill Drive & 0 Kingston Pk.  
► **LOCATION:** North side of Deane Hill Drive, south of Kingston Pike, east of Lockett Road  
► **TRACT INFORMATION:** 4.84 acres.  
**SECTOR PLAN:** West City  
**GROWTH POLICY PLAN:** N/A (Within City limits)  
**ACCESSIBILITY:** Access is off of Deane Hill Drive, a major collector with a 20-ft pavement width inside a right-of-way that varies in width from 50 to 57 ft.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
**WATERSHED:** Fourth Creek

► **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / O (Office)  
► **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office) / RN-5 (General Residential Neighborhood)  
► **EXISTING LAND USE:** Rural residential and transportation/communications/utilities

► **EXTENSION OF PLAN DESIGNATION/ZONING:** No  
**HISTORY OF ZONING REQUESTS:** None noted  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Commercial and office - GC (General Commercial) - C-G-1 (General Commercial) District  
South: Commercial and office - O (Office) - C-G-1 (General Commercial) and I-G (General Industrial) Districts  
East: Commercial - O (Office) - O (Office) District  
West: Rural residential - O (Office) - O (Office) District  
**NEIGHBORHOOD CONTEXT:** This property is in an area that contains a mix of uses. Along this stretch of Deane Hill Drive, there are commercial, office, multifamily, and single family uses. This parcel is one of the last remaining single family parcels on the

street. This property is near Deane Hill Drive's intersection with Kingston Pike.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it allows development that is compatible with other development on Deane Hill Drive.**
  
- ▶ **Approve RN-5 (General Residential Neighborhood) zoning because it is compatible with other zoning in the area and is consistent with the General Plan.**

**COMMENTS:**

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan that would warrant amending the plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. There has been no change in the development pattern that would trigger the need for a plan amendment.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would trigger the need for a plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There is an increased demand for housing, particularly in areas served by transit and near employment opportunities. There is a KAT stop due north on Kingston Pike, which is a commercial corridor.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 GENERALLY:

1. There is an increased demand for housing, particularly in areas served by transit and near employment opportunities. There is a KAT stop due north on Kingston Pike, which is a commercial corridor.

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

1. The RN-5 (General Residential Neighborhood) District is intended to accommodate medium density residential neighborhoods in the City of Knoxville comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT. 1. There are properties zoned RN-5 (General Residential Neighborhood) nearby to the west at the intersection of Deane Hill Drive and Lockett Road, so the requested zoning would not be out of character with the area.

2. The surrounding area has developed with a mix of commercial, industrial, office, and multifamily uses. Commercial uses are predominant along Kingston Pike, while offices and warehouses line Deane Hill Drive.
3. The addition of RN-5 zoning is not expected to create any adverse impacts for this area, as it is less intense than the adjacent commercial and industrial zones.
4. Office and medium density residential land uses are considered transitional uses between commercial and single family residential zoning, and this parcel is located in an area that could be considered transitional between commercial zoning to the north and single family residential zoning west of Lockett Road.
5. As mentioned previously, there is a KAT stop to the north on Kingston Pike.

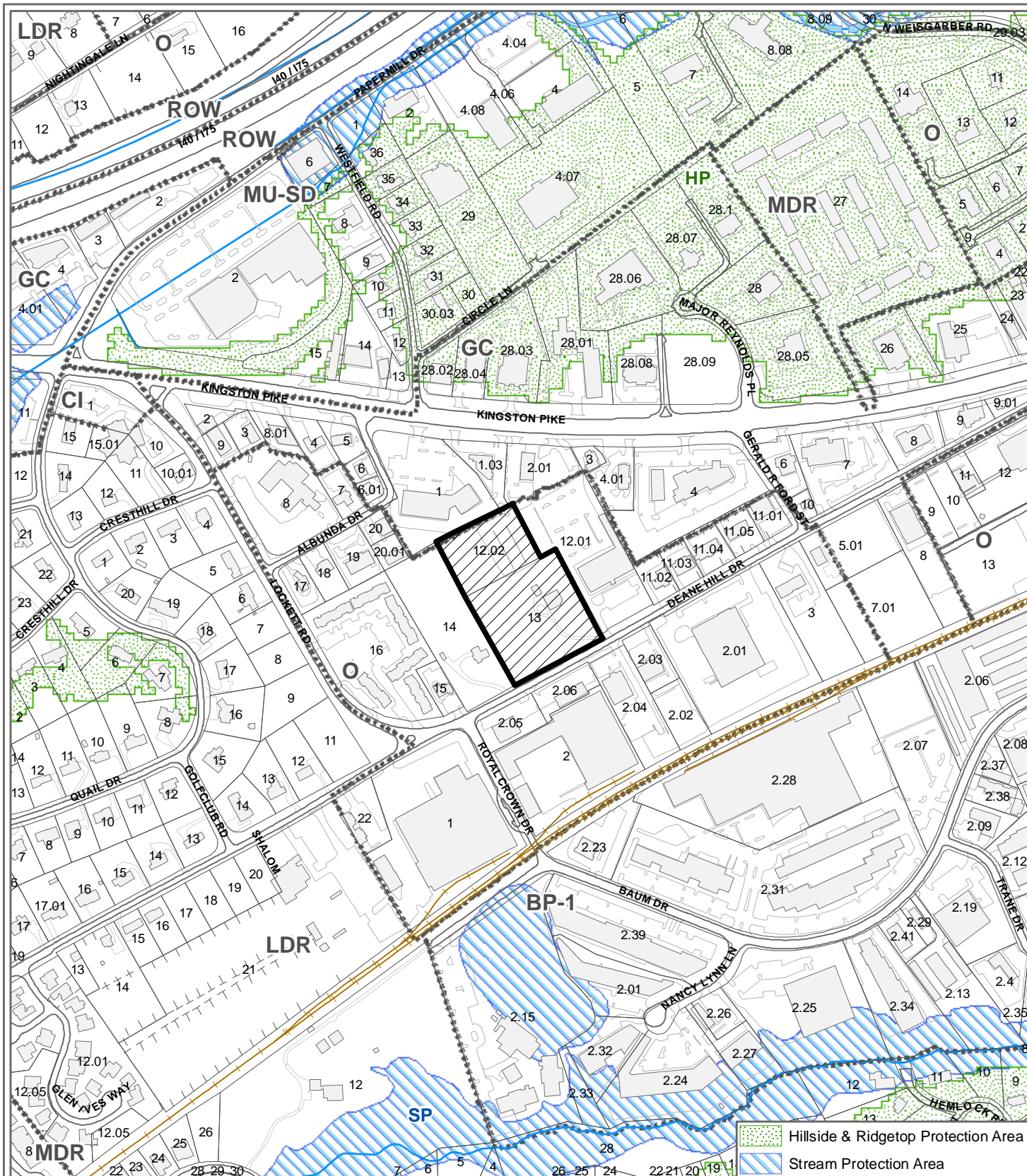
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment to the West City Sector Plan amending this parcel to the MDR/O (Medium Density Residential/Office) land use designation would support RN-5 zoning.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/16/2021 and 11/30/2021. 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.



**10-H-21-SP  
WEST CITY SECTOR PLAN AMENDMENT**

From: O (Office)

To: MDR/O (Medium Density Residential/Office)

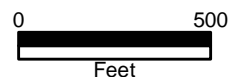


Original Print Date: 9/8/2021      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

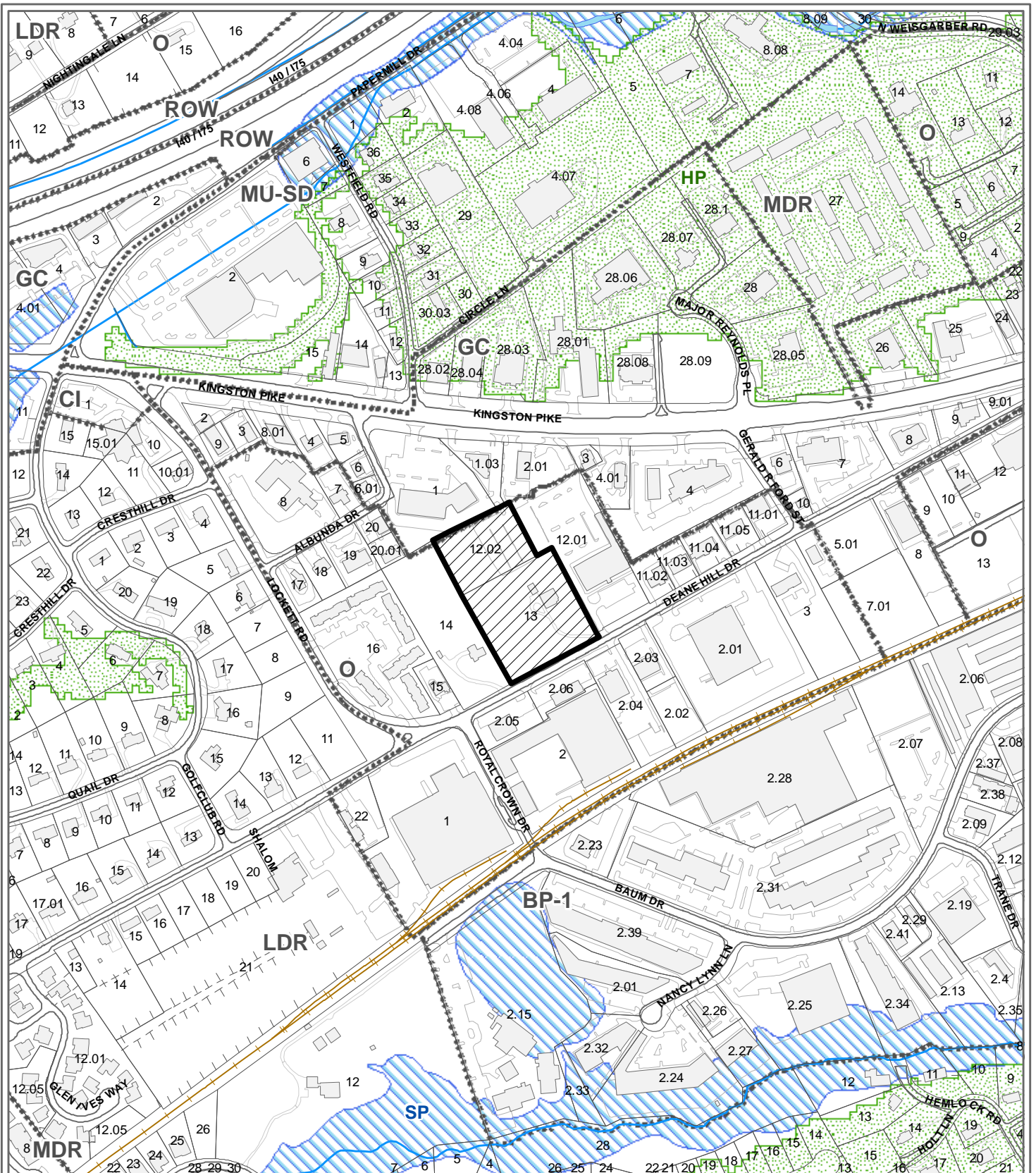
Petitioner: J A Murphy, LLC

Map No: 121

Jurisdiction: City







**10-E-21-PA / 10-L-21-RZ  
WEST CITY SECTOR PLAN AMENDMENT**

From: O (Office)

To: MDR/O (Medium Density Residential/Office)

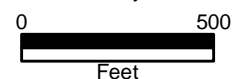


Original Print Date: 9/8/2021  
Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

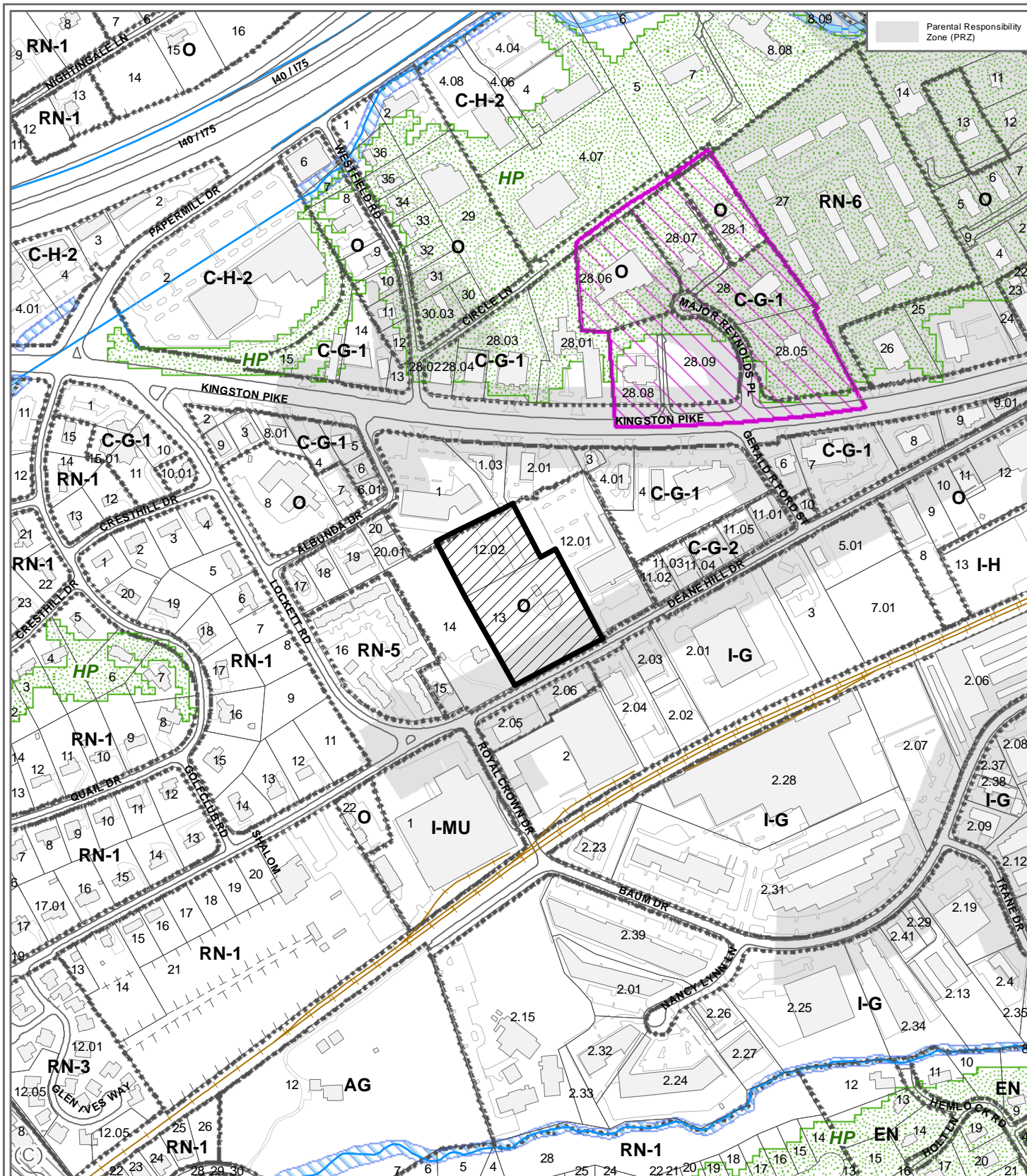
Petitioner: J A Murphy Group, LLC

Map No: 121

Jurisdiction: City







# **10-L-21-RZ REZONING**

From: O (Office)

To: RN-5 (General Residential Neighborhood)

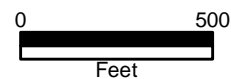


Original Print Date: 9/8/2021  
 Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: J A Murphy Group, LLC

Map No: 121

Jurisdiction: City





**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE WEST CITY SECTOR PLAN**

***WHEREAS**, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the West City Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, J A Murphy Group, LLC has submitted an application to amend the Sector Plan from Office to Medium Density Residential/Office for property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of a revised amendment to the West City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Planning Commission, at its regularly scheduled public hearing on October 14, 2021 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

**NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:**

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the West City Sector Plan, with its accompanying staff report and map, file #10-H-21-SP.*

*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.*

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*Date*

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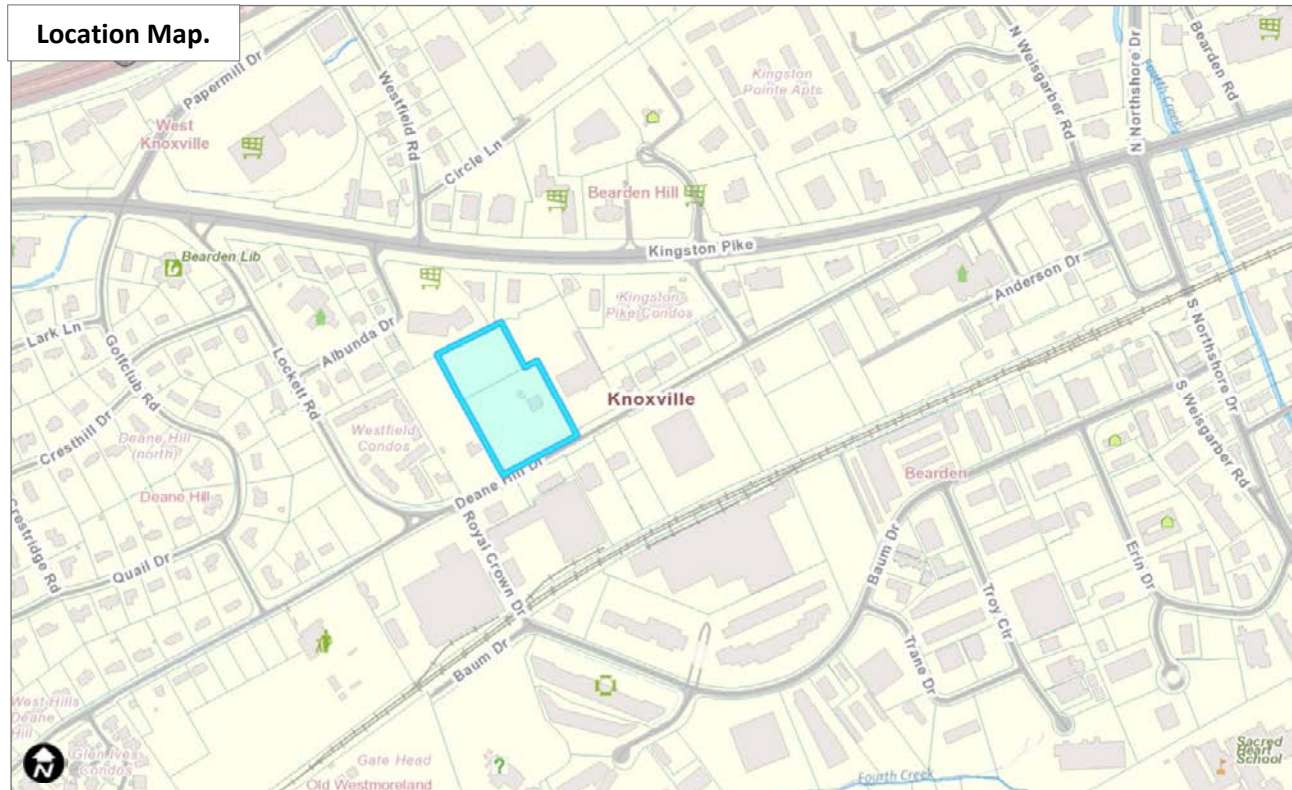
*Chairman*

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*Secretary*

10-L-21-RZ / 10-E-21-PA / 10-H-21-SP

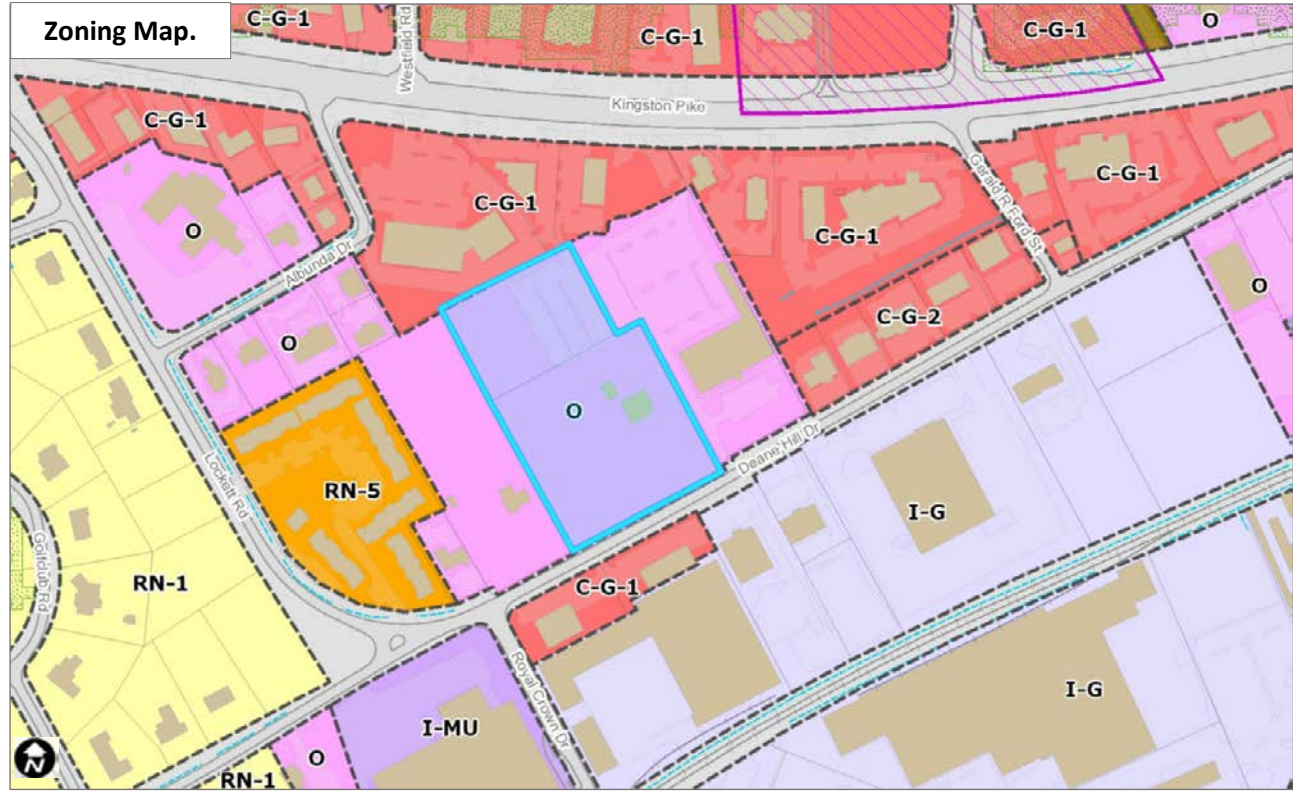
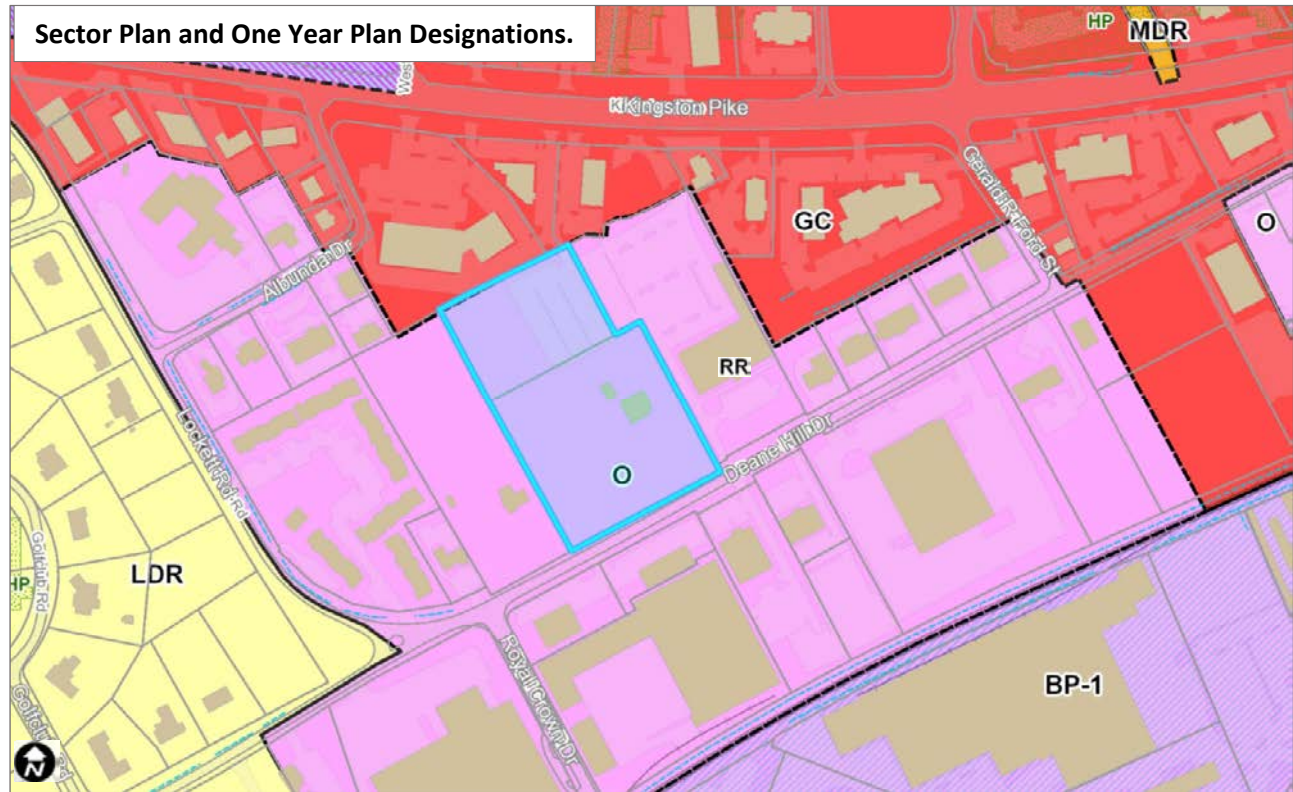
EXHIBIT A. Contextual Images





# 10-L-21-RZ / 10-E-21-PA / 10-H-21-SP

## EXHIBIT A. Contextual Images





10-L-21-RZ / 10-E-21-PA / 10-H-21-SP

EXHIBIT A. 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

J A Murphy Group, LLC

Owner

Applicant Name

Affiliation

August 18, 2021

October 14, 2021

Date Filed

Meeting Date (if applicable)

File Number(s)

10-L-21-RZ

10-E-21-PA

10-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

David Arning

J A Murphy Group, LLC

Name

Company

6514 Deane Hill Drive

Knoxville

TN

37919

Address

City

State

ZIP

865-558-0577

david@jamurphygroup.com

Phone

Email

## CURRENT PROPERTY INFO

J A Murphy Group, LLC

6514 Deane Hill Drive, Knoxville, TN 37919 865-558-0577

Owner Name (if different)

Owner Address

Owner Phone

6505 Deane Hill Drive, 0 Kingston Pike (Lot 15R-2)

121AC013, 121AC01202

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North side of Deane Hill Dr, south of Kingston Pk, east of Lockett Rd

4.84 total acreage

General Location

Tract Size

☒ City ☐ County 2nd District

Office Zoning District

Rural residential Existing Land Use

West City Planning Sector

Office Sector Plan Land Use Classification

N/A (within City limits) 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 \_\_\_\_\_

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

RN-5 (General Residential Neighborhood Zoning District)

Proposed Zoning

☒ Plan Amendment Change

MDR/O (Medium Density Residential/Office)

Proposed Plan Designation(s)

N/A

N/A

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

Pending Plat File Number

**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

0324

\$600

Fee 2

0526

\$600

Fee 3

0516

\$300

Total

\$1,500.00

**AUTHORIZATION**

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



Applicant Signature

J A Murphy Group, LLC

Please Print

August 18, 2021

Date

865-558-0577

Phone Number

david@jamurphygroup.com

Email



Staff Signature

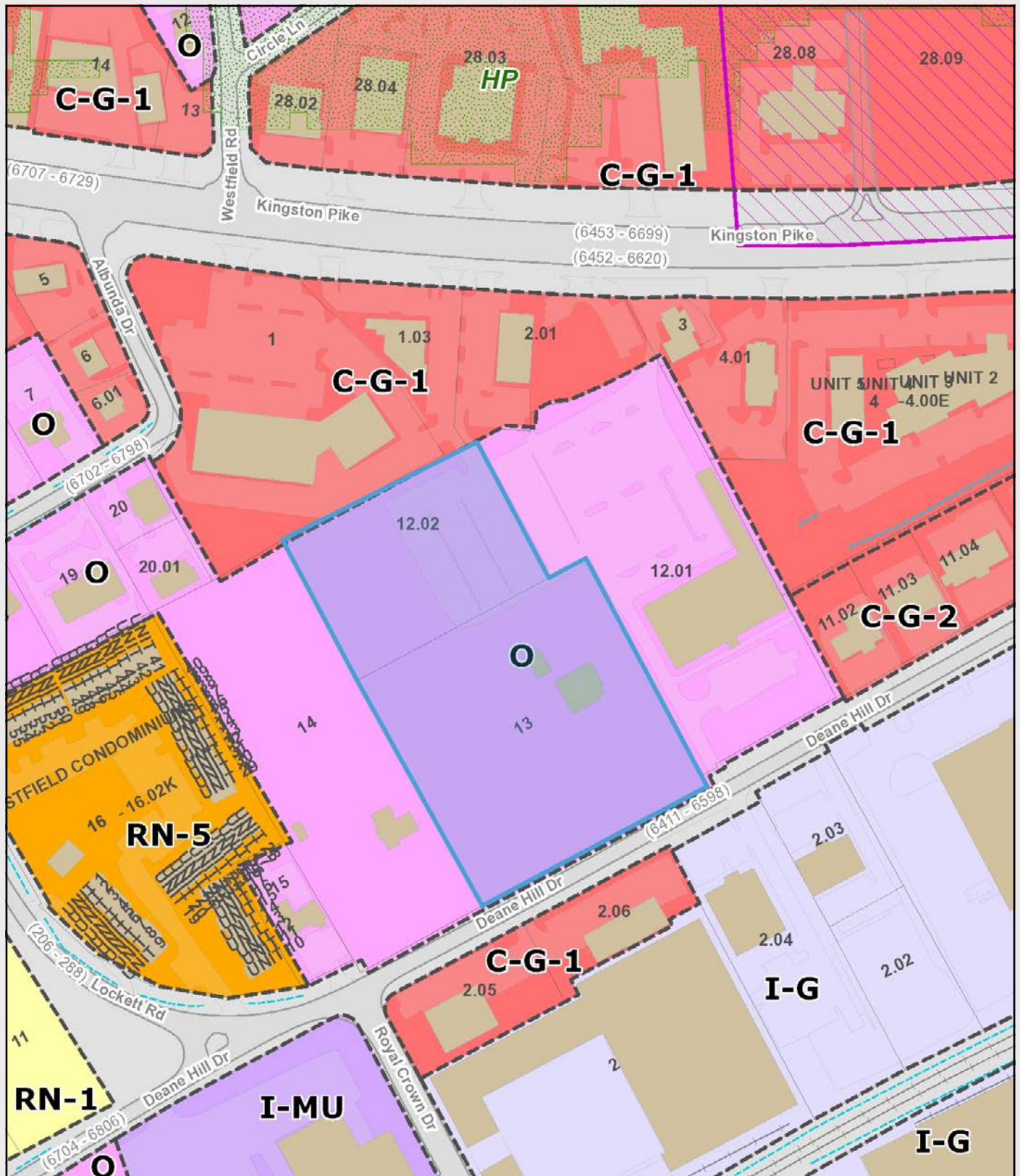
Michelle Portier

Please Print

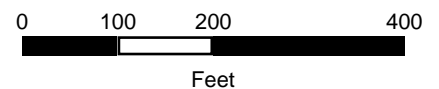
8/27/2021 swm

Date





## Zoning Map

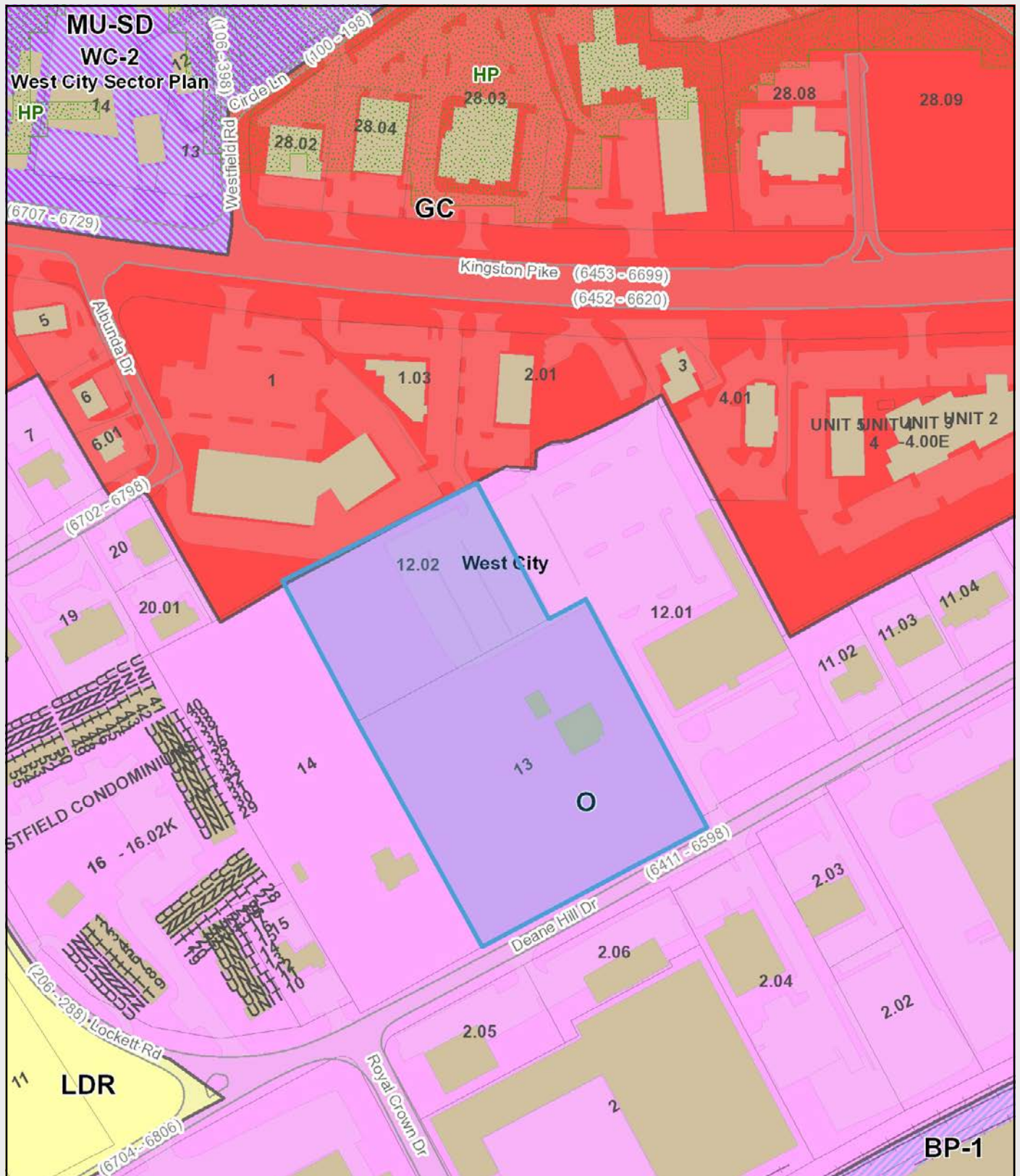


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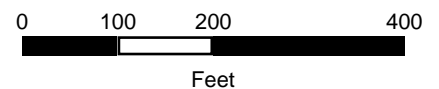
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## Sector Plan Map



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