



# REZONING REPORT

▶ **FILE #:** 2-D-22-RZ

**AGENDA ITEM #:** 12

**AGENDA DATE:** 2/10/2022

▶ **APPLICANT:** **OMID SOHRAB**  
OWNER(S): Chad Benton / S Life LLC

TAX ID NUMBER: 89 04201 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 5000 Jim Jones Ln.

▶ **LOCATION:** **Northeast side of Oak Ridge Hwy., south of Jim Jones Ln., north of Solway Rd.**

▶ **APPX. SIZE OF TRACT:** **5.44 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Jim Jones Lane, a local street with a pavement width of 28-ft with a right of way width of 93-ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Clinch River

▶ **PRESENT ZONING:** **PC (Planned Commercial)**

▶ **ZONING REQUESTED:** **CB (Business and Manufacturing)**

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

▶  
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Commercial / PC (Planned Commercial)  
South: Right-of-way / PC (Planned Commercial), CA (General Business)

East: Right-of-way, Industrial / PC (Planned Commercial)

West: Right-of-way / CA (General Business)

NEIGHBORHOOD CONTEXT: This area is primarily a commercial and industrial area between Oak Ridge Highway and the railroad.

## STAFF RECOMMENDATION:

▶ **Approve CB (Business and Manufacturing) zoning because it is consistent with the surrounding development and the Northwest County Sector Plan.**

## COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, 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/COUNTY GENERALLY:

1. This site is within approximately 500-ft of the the forthcoming interchange modifications at Oak Ridge Highway and Pellissippi Parkway that will include an additional (new) ramp for westbound to southbound movement.

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

1. The CB (Business and Manufacturing) zone provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and to have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB, Business and Manufacturing Zone are intensive users of roads, sewers and other public facilities.

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 area is shown as GC (General Commercial) on the Northwest County Sector Plan because it located adjacent to a major arterial and a railroad line.  
2. Existing adjacent uses include right-of-way for the railroad, Oak Ridge Highway and a commercially zoned self-storage business. The site is not immediately adjacent to residential or institutional uses, which are noted as being incompatible with the uses permitted in the CB zone district.

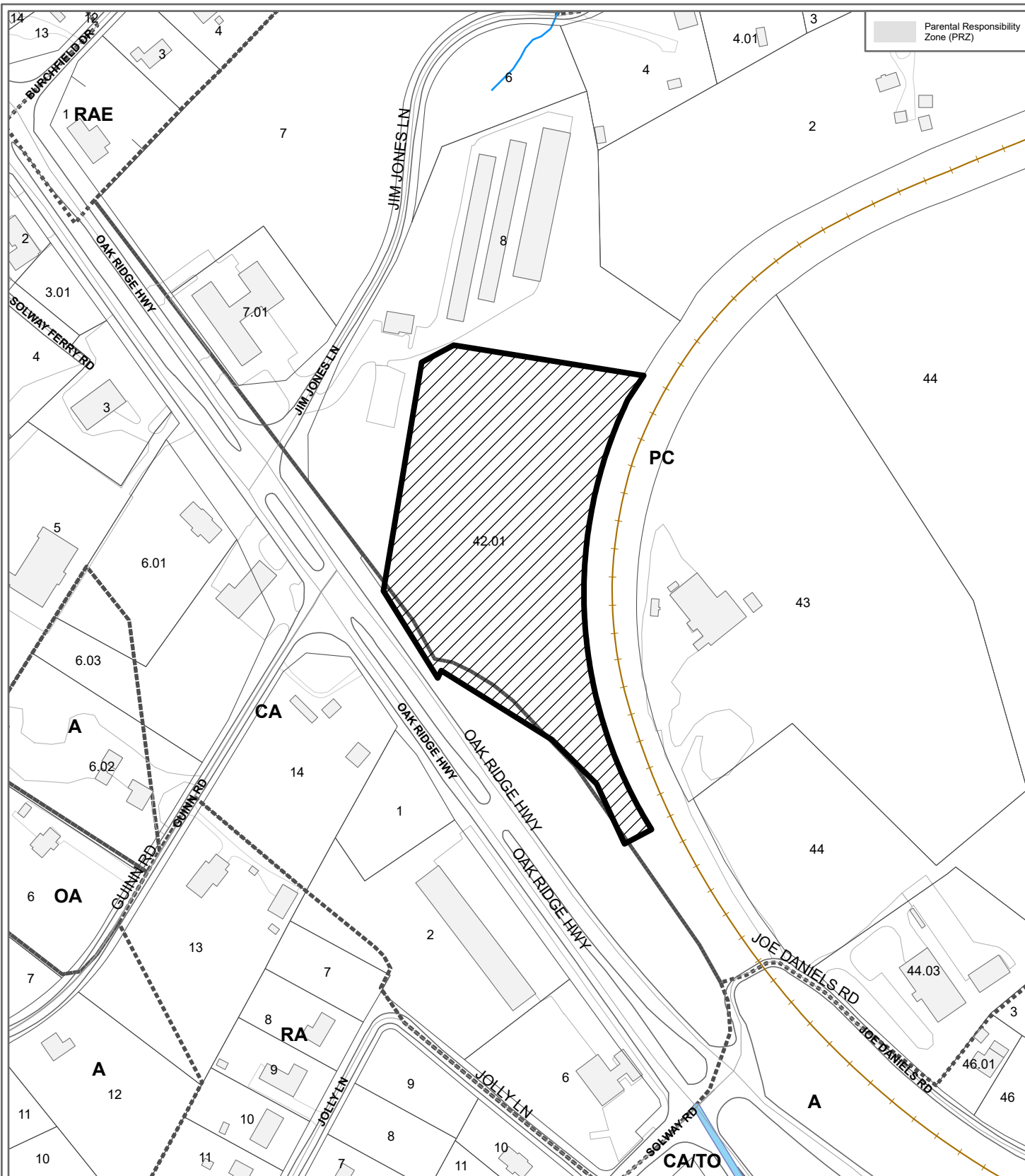
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan's designation of GC (General Commercial) at this location allows consideration of the the CB zone district.  
2. The proposed amendment is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

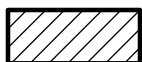
If approved, this item will be forwarded to Knox County Commission for action on 3/28/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**2-D-22-RZ  
REZONING**

From: PC (Planned Commercial)

To: CB (Business and Manufacturing)

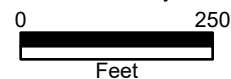


Original Print Date: 1/10/2022      Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

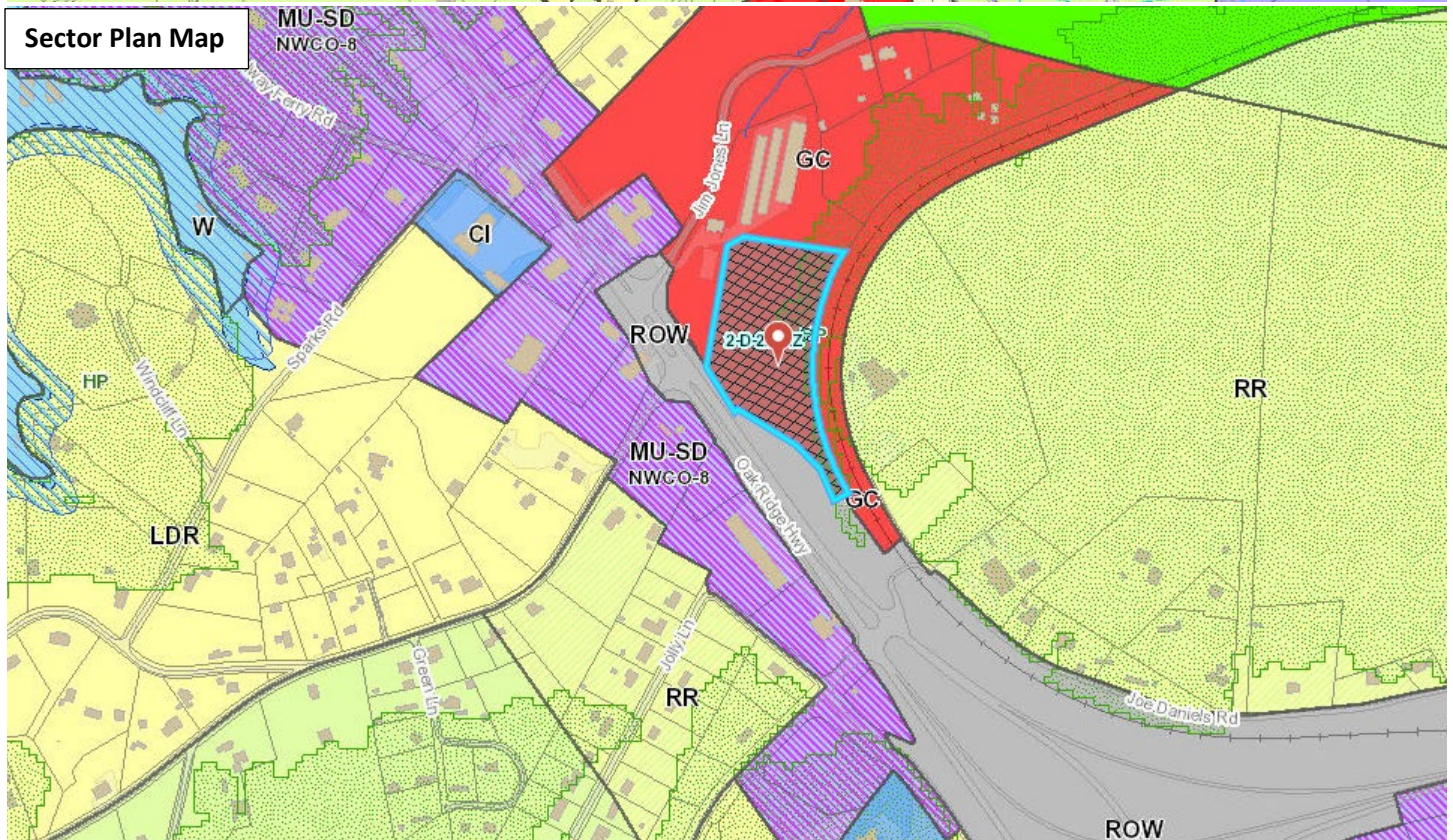
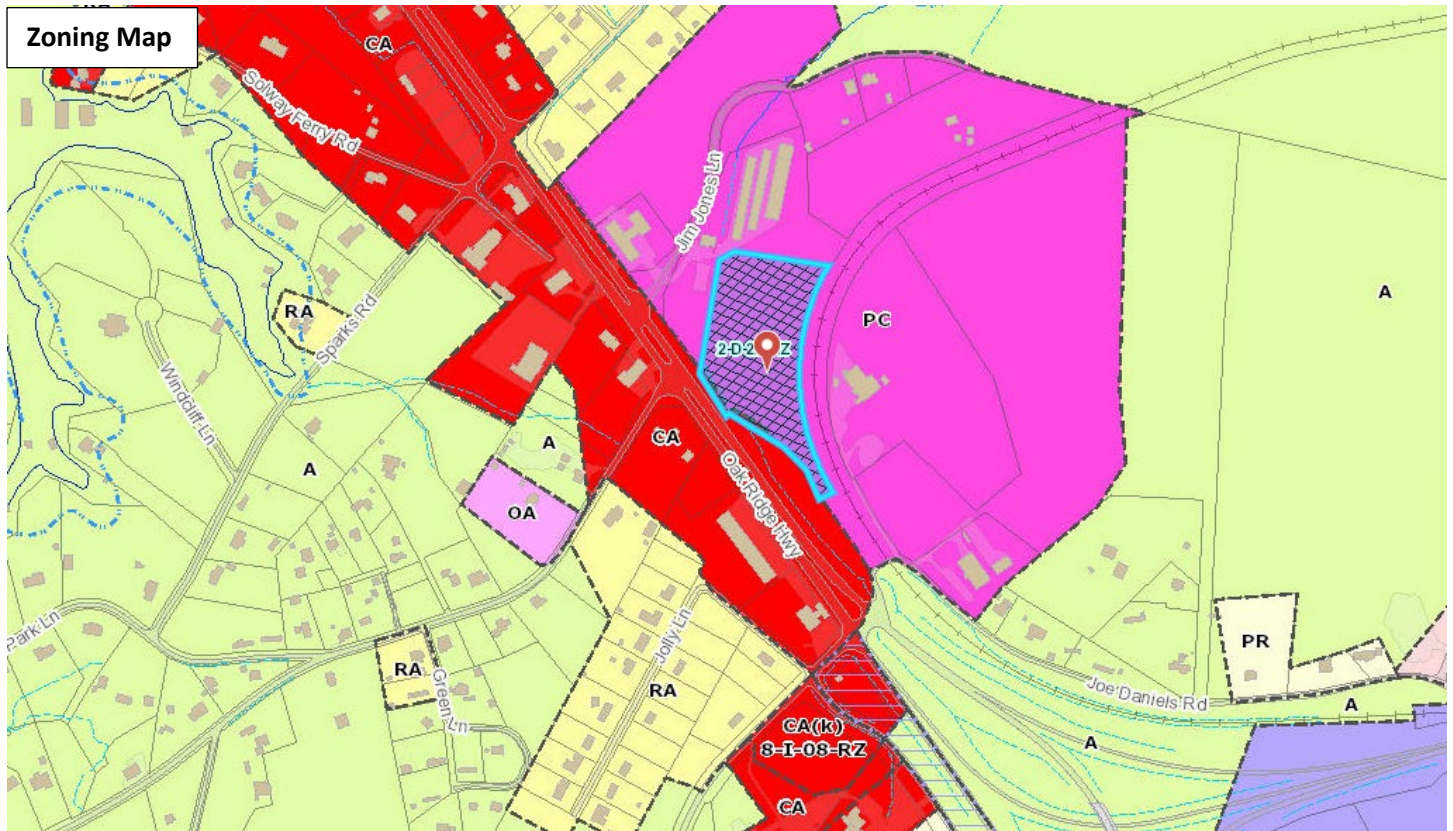
Petitioner: Sohrab, Omid

Map No: 89

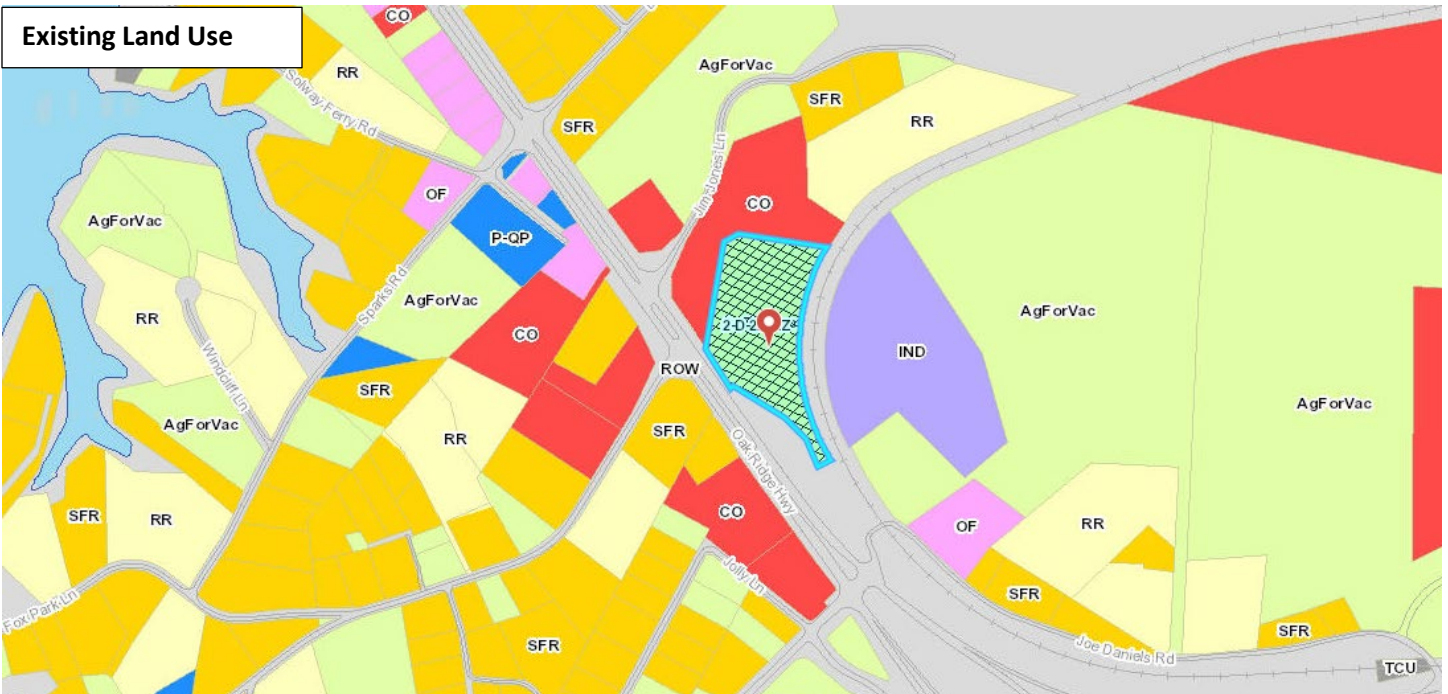
Jurisdiction: County



# Exhibit A. 2-D-21-RZ Contextual Images



# Exhibit A. 2-D-21-RZ 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

Omid Sohrab

Buyer

Applicant Name

12/21/21

Affiliation

Date Filed

2/10/22

Meeting Date (if applicable)

File Number(s)

2-D-22-RZ

### CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Omid Sohrab

Enchem, LLC

Name

3117 NW Park Drive

Company

Knoxville

TN

37921

Address

865-405-0160

City

OMID@ENCHEM1.COM

State

ZIP

Phone

Email

### CURRENT PROPERTY INFO

S Life LLC

PO Box 11505 Knoxville, TN 37939

Property Owner Name (if different)

5000 JIM JONES LANE KNOXVILLE, TN 37931

Property Owner Address

Property Owner Phone

089 04201

Property Address

Parcel ID

YES

N/A

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

Northeast side of Oak Ridge Hwy, south of Jim Jones Ln, north of Solway Rd 5.44 ac  
 General Location Tract Size

City  County 6th District Zoning District PC Agricultural/forestry/vacant  
 Existing Land Use

Northwest County Planning Sector GC Sector Plan Land Use Classification Planned Growth Area Growth Policy Plan Designation

**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**

Related Rezoning File Number

Proposed Subdivision Name

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

Other (specify)

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change    **CB**  
Proposed Zoning

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

Fee 1	Total
0327    \$1,544.00	\$1,544.00

**ATTACHMENTS**

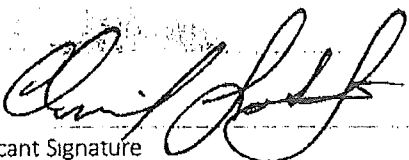
- Property Owners / Option Holders     Variance Request

Fee 2

**ADDITIONAL REQUIREMENTS**

- Design Plan Certification (Final Plat)  
 Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 3



Applicant Signature

Omid Sohrab

12/21/21

865-405-0160

Please Print

Date

Omid@enchem1.com

Phone Number

Email

Dec 23, 2021

  
 Chad Benton - Dec 23, 2021 11:01 EST

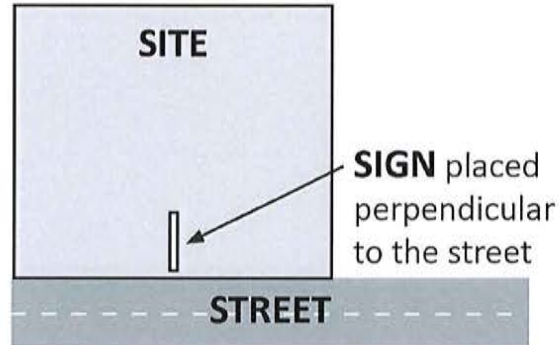
Chad Benton S Lte LL ←  
 Please Print

Date

12/28/21 swm

**Accepted by: Michelle Portier**

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:*

Jan 26, 2021 and Feb 11, 2021  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Omid Sohrab

Date: 2/28/21

File Number: 2-D-22-RZ

- Sign posted by Staff
- Sign posted by Applicant