

REZONING REPORT

▶ **FILE #:** 1-F-22-RZ

AGENDA ITEM #: 15

AGENDA DATE: 1/13/2022

▶ **APPLICANT:** CARTER MILLER
OWNER(S): The Drop Inn Knox, LLC

TAX ID NUMBER: 109 L D 007 & 008 [View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 4517 & 4519 Sevierville Pk.

▶ **LOCATION:** **South side of Sevierville Pike, west of Southside Drive, east of E. Red Bud Road**

▶ **APPX. SIZE OF TRACT:** 4.68 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Inside City Limits

ACCESSIBILITY: Access is via Sevierville Pike, a major collector, with pavement width of 21-ft within a right-of-way width of 52-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Toll Creek

▶ **PRESENT ZONING:** **RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection)**

▶ **ZONING REQUESTED:** **AG (General Agricultural) & HP (Hillside Protection)**

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

▶ EXTENSION OF ZONE: Yes, AG is adjacent

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single-family residential - RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection)

South: Public Parks - NA (Natural Area) / HP (Hillside Protection)

East: Public Parks - NA (Natural Area) / HP (Hillside Protection)

West: Agriculture/forestry/vacant - AG (General Agricultural) / HP (Hillside Protection)

NEIGHBORHOOD CONTEXT: This area is forested with steep slopes with large vacant lots with some single-family residential and multi-family residential uses nearby. The Knoxville Urban Wilderness trail system is adjacent to this property.

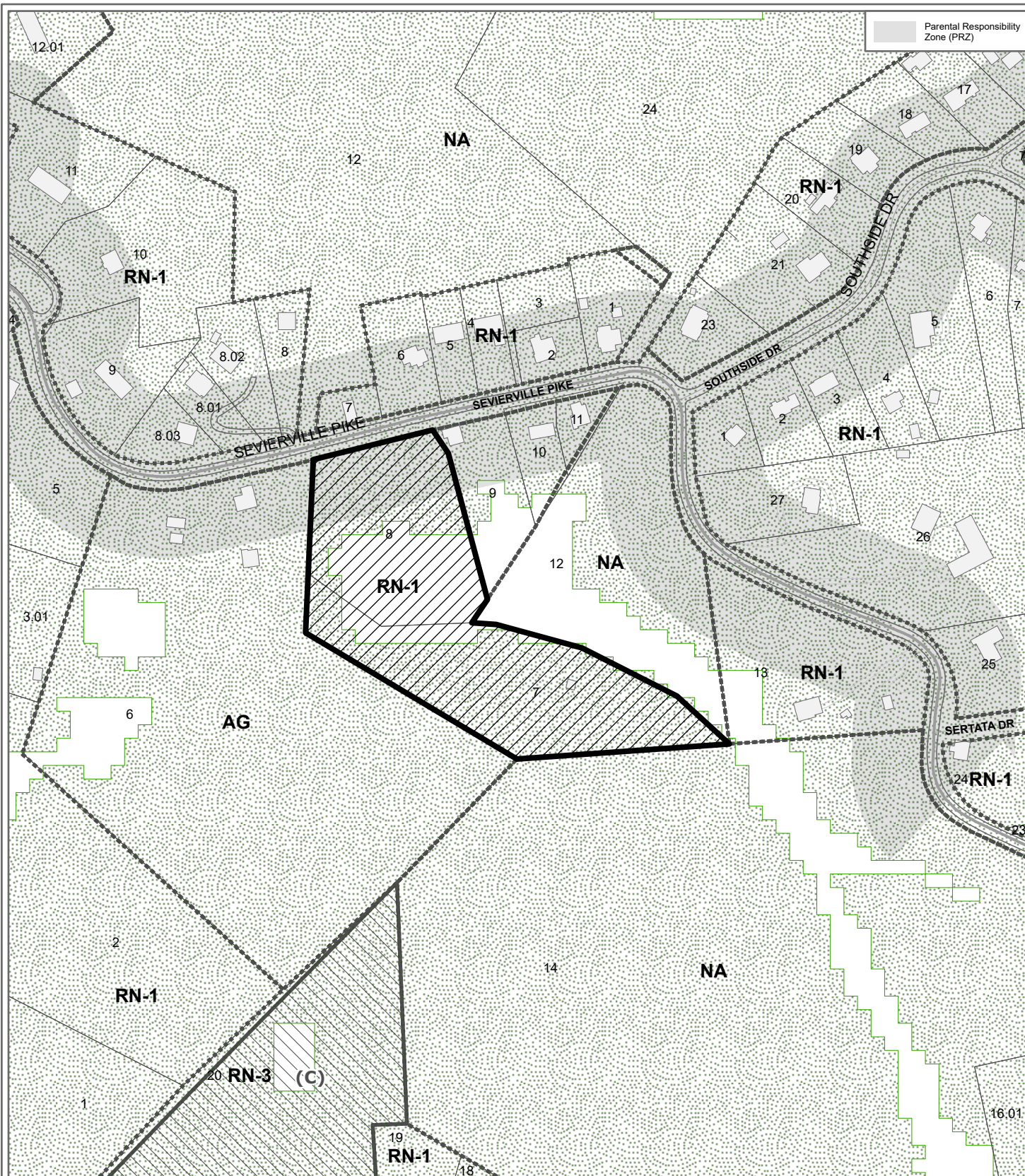
STAFF RECOMMENDATION:

▶ **Postpone the rezoning for 30 days to the February 10, 2022 Planning Commission meeting as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

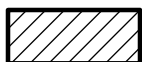
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/8/2022 and 2/22/2022. 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.



**1-F-22-RZ
REZONING**

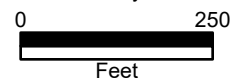
From: RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)
To: A (Agricultural) & HP (Hillside Protection Overlay)



Petitioner: Miller, Carter

Map No: 109

Jurisdiction: City



Original Print Date: 12/3/2021

Revised:

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



Request to Postpone • Table • Withdraw

Name of Applicant: Carter Miller
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 1-F-22-RZ

Date Scheduled for Planning Review: January 13th 2022

Date Request Filed: 12/20/2021 Request Accepted by: [Signature]

REQUEST

Postpone

Please postpone the above application(s) until:

February 10th 2022

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

The applicant would like to survey the property and acquire additional land before rezoning.

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: Carter Miller

Address: 1951 Maplewood Dr.

City: Knoxv. TN State: TN Zip: 37920

Telephone: (865) 455-6753

Fax: NA

E-mail: Carter@TheDropInnKnox.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.

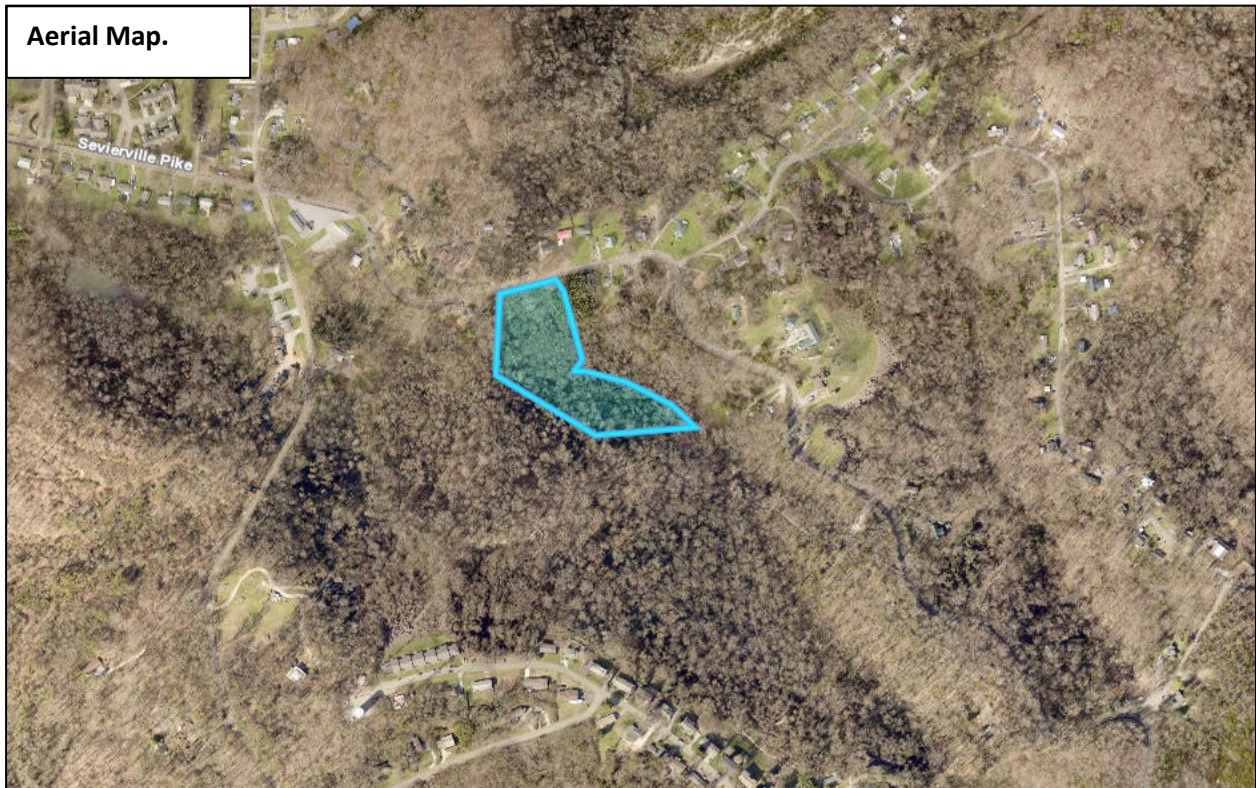
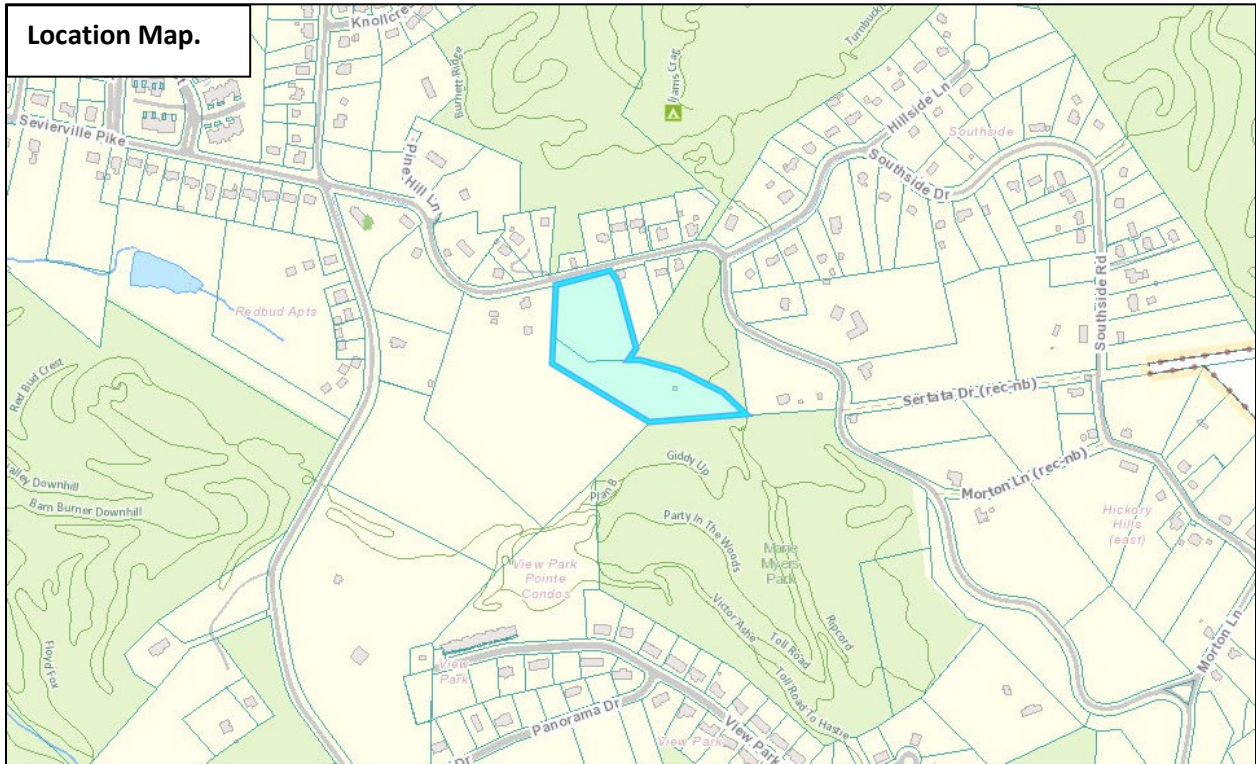
WITHDRAWALS

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:

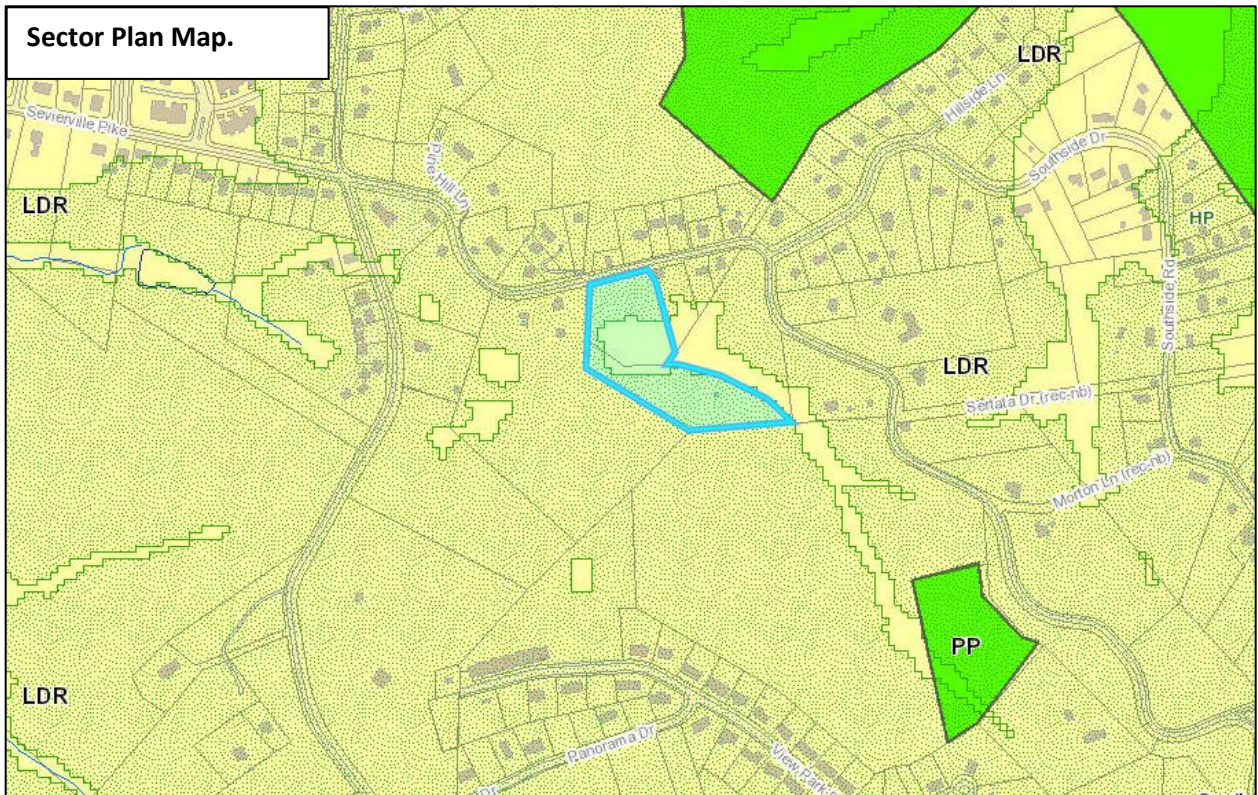
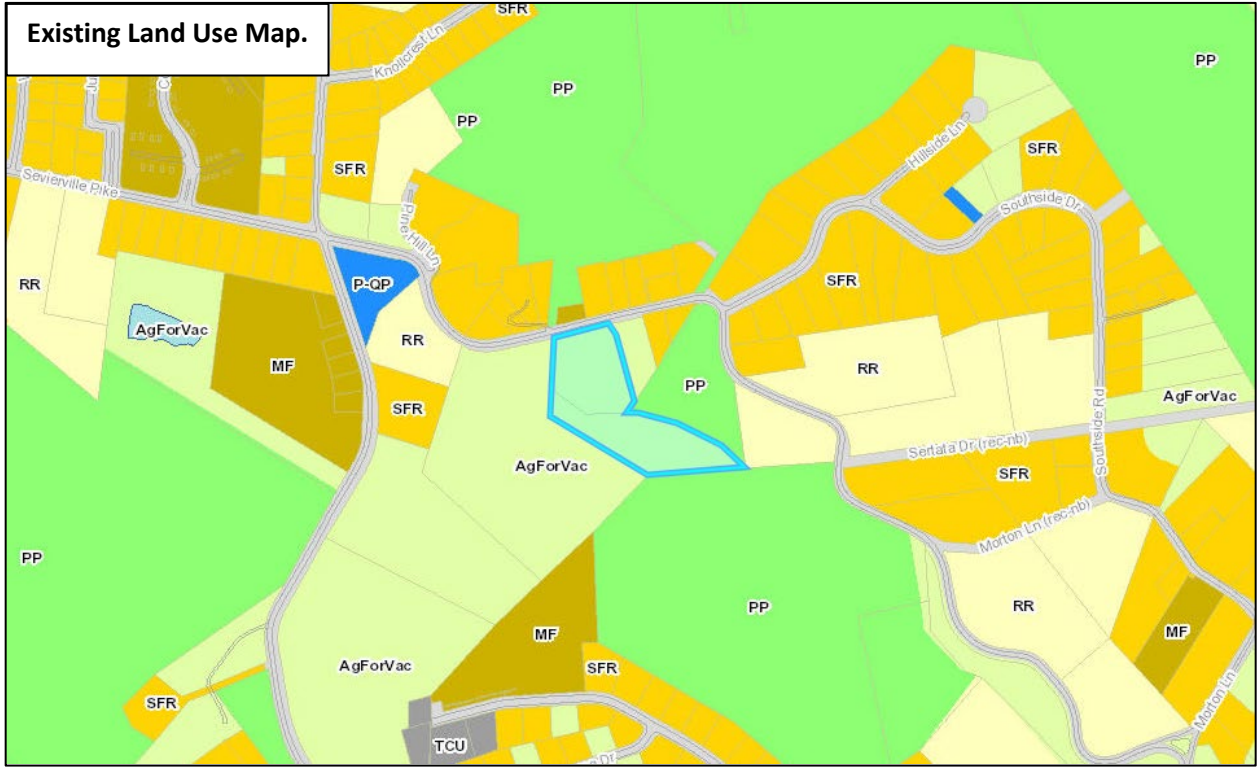
Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

1-F-22-RZ
EXHIBIT A. Contextual Images



1-F-22-RZ

EXHIBIT A. Contextual Images



1) Download and fill out this form at your convenience.
 2) Sign the application digitally (or print, sign, and scan).

3) Either print the completed form and bring it to the
 Knoxville-Knox County Planning offices
 OR email it to applications@knoxplanning.org

Reset Form



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

Carter Miller

Manager

Applicant Name

Affiliation

11/18/2021

~~12/9/2021~~ Jan 13, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

1-F-22-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

Carter Miller

The Drop Inn Knox, LLC

Name

Company

408 E. Red Bud Rd.

Knoxville

TN

37920

Address

City

State

ZIP

865-455-6753

carter@thedropinnknox.com

Phone

Email

CURRENT PROPERTY INFO

The Drop Inn Knox, LLC

408 E. Red Bud Rd.

865-455-6753

Owner Name (if different)

Owner Address

Owner Phone

4517 Sevierville Pike

4519 Sevierville Pike
Carterville

(109LD007 2.60 acres) 109LD008 (2.08 acres)

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Sevierville Pk, west of
 South side Dr, E. Red Bud Rd.

General Location

4.68 Tot. Acres

Tract Size

City County

1st
District

RN-1 & HP
Zoning District

Ag For Vac
Existing Land Use

South City
Planning Sector

LDR & HP
Sector Plan Land Use Classification

N/A
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 _____

Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 Agricultural **ε HP**
 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

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 |
|-------------|----------|
| 0324 600.00 | |
| Fee 2 | |
| Fee 3 | |
| | \$600.00 |

AUTHORIZATION

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

Carter Miller
Applicant Signature

Carter Miller

Please Print

Date

(865) 485-6753
Phone Number

Carter@HudropInknox.com
Email

Sherry Muchienzi
Staff Signature

SHERRY MUCHIENZI
Please Print

Date

11/18/2021
sum

Home Property Search

Owner Search Basic Search **Advanced Search**

PARID: 109LD007
THE DROP INN KNOX LLC

4517 SEVIERVILLE PIKE

1 of 1

[Return to Search Results](#)

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- [Commercial](#)

- [OBY](#)

- [Ag Land](#)

- [Sketch](#)

- [KGIS](#)

Parcel

| | |
|-------------------------------------|-----------------------|
| Tax Year | 2021 |
| Property Type: | 191 - 091 UNUSED-LAND |
| Class: | R - Residential |
| Neighborhood: | 730 |
| Living Units: | |
| Total Cards: | |
| Calculated CAMA Acres (Land Units): | 2.6000 |
| User Calculated Acres: | |
| Water/Sewer: | 01 - YES |
| Topography: | - |
| Gas: | - |
| Roads: | - |
| Electricity: | 01 - YES |

Owner Information

| | |
|-------------------------|----------------------------------|
| Owner Name: | THE DROP INN KNOX LLC |
| Mailing Address: | 408 E RED BUD KNOXVILLE TN 37920 |
| County Tax Freeze Flag: | |
| Tax Freeze Base Year: | |

Actions
[Printable Version](#)

Reports

▲
▼

Go

[Home](#) [Property Search](#)

Owner Search **Basic Search** **Advanced Search**

PARID: 109LD008
THE DROP INN KNOX LLC

4519 SEVIERVILLE PIKE

1 of 1
[Return to Search Results](#)

- [Profile](#)

- [Legal](#)

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| | |
|-------------------------------------|-----------------------|
| Tax Year | 2021 |
| Property Type: | 191 - 091 UNUSED-LAND |
| Class: | R - Residential |
| Neighborhood: | 730 |
| Living Units: | |
| Total Cards: | |
| Calculated CAMA Acres (Land Units): | 2.0800 |
| User Calculated Acres: | |
| Water/Sewer: | 01 - YES |
| Topography: | - |
| Gas: | - |
| Roads: | - |
| Electricity: | 01 - YES |

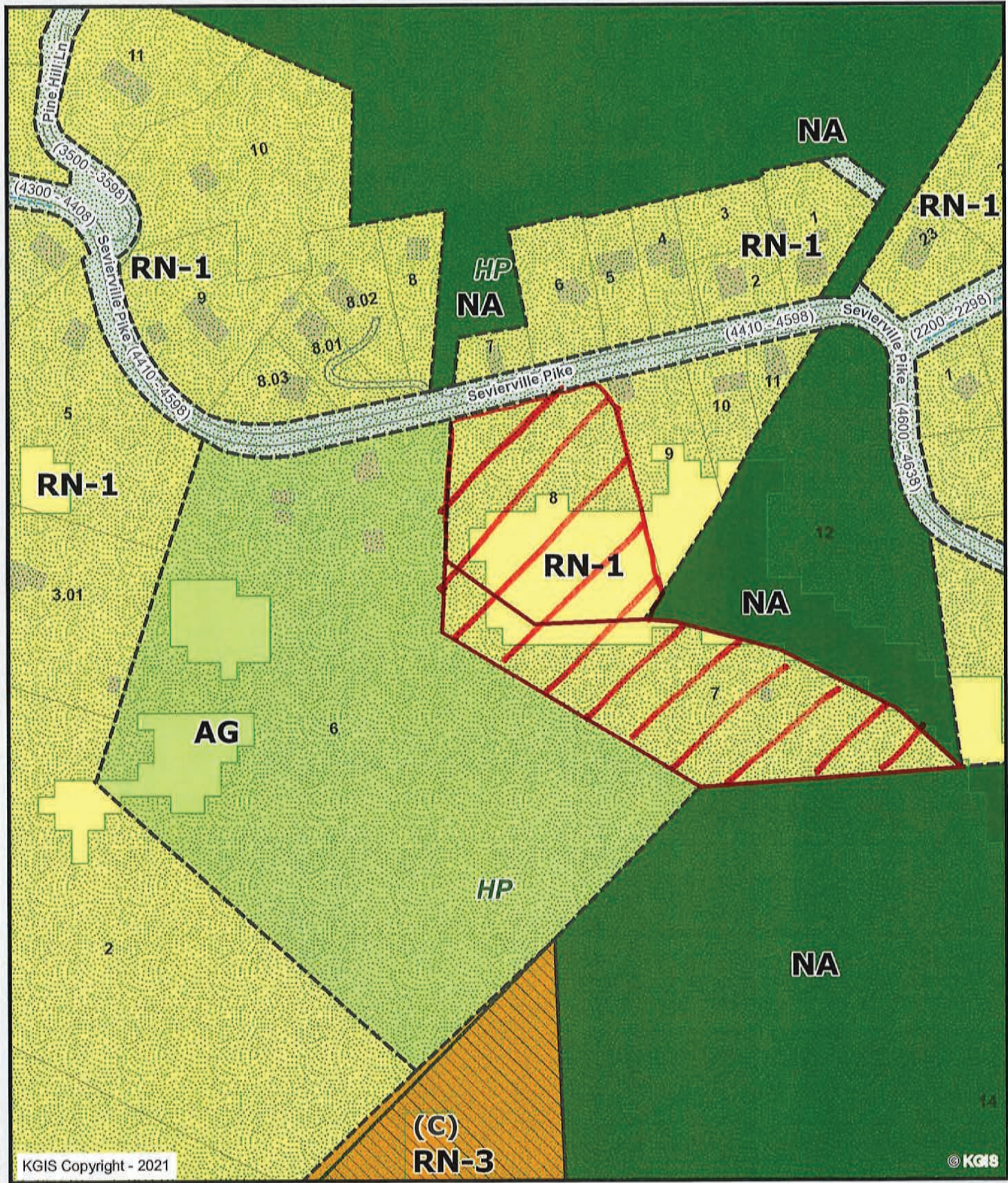
Owner Information

| | |
|-------------------------|------------------------------------|
| Owner Name: | THE DROP INN KNOX LLC |
| Mailing Address: | 408 E REDBUD RD KNOXVILLE TN 37920 |
| County Tax Freeze Flag: | |
| Tax Freeze Base Year: | |

Actions
[Printable Version](#)

Reports

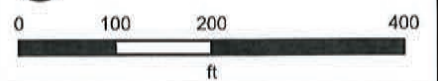
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4517 & 4519 Sevierville Pk

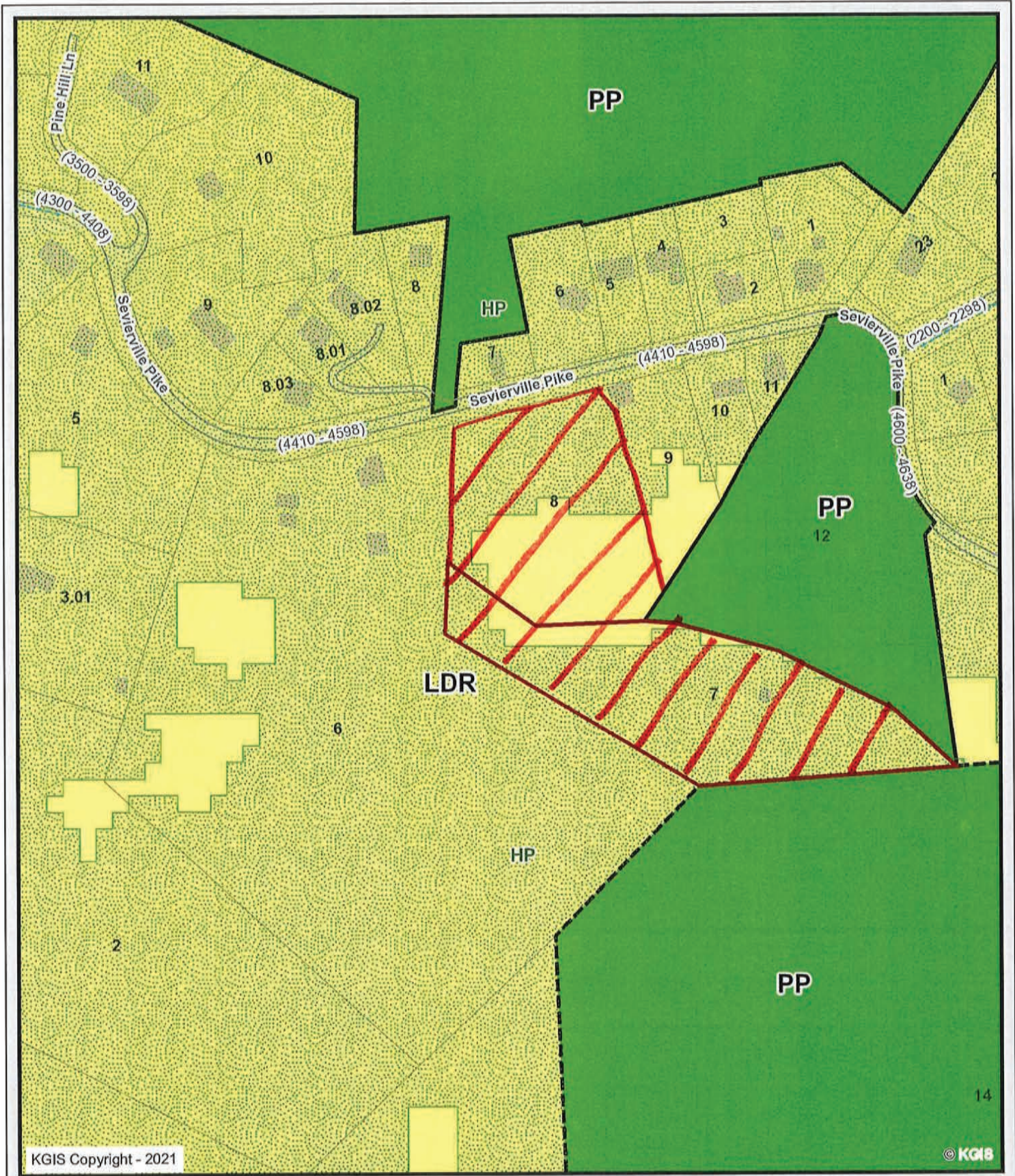


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4517 & 4519 Sevierville Pk

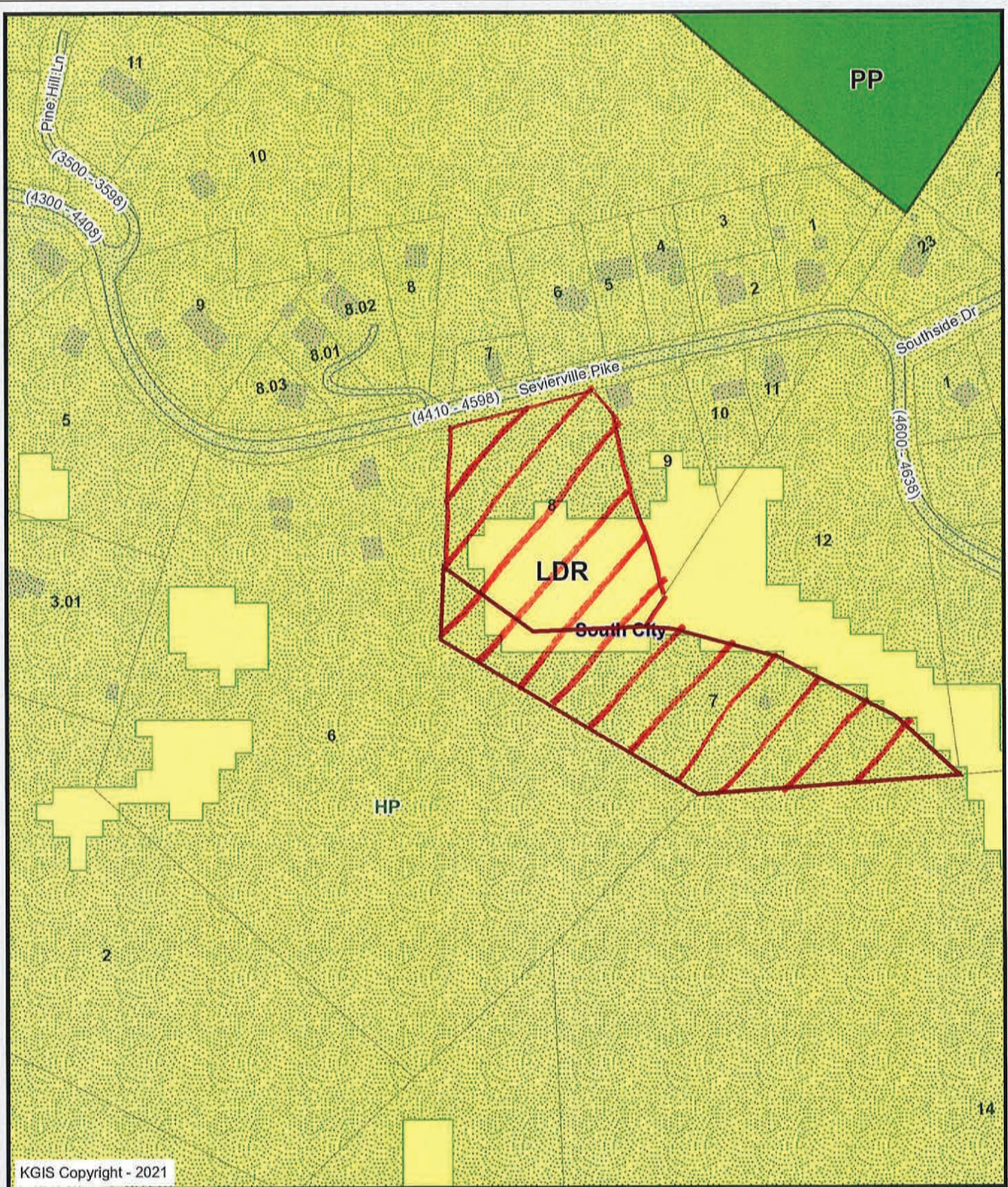


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4517 & 4519 Sevierville Pk



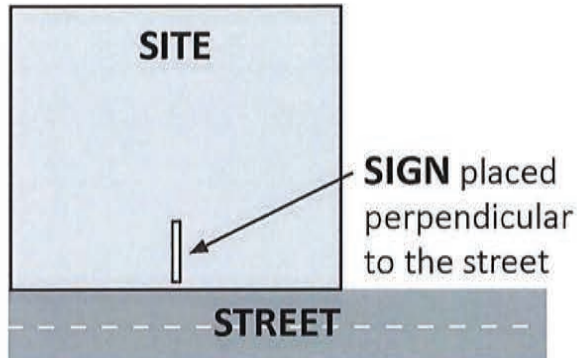
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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

Dec 29th and Jan 14th
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Carter Miller

Date: 11/18/2021

File Number: 1-F-22-RZ

- Sign posted by Staff
- Sign posted by Applicant