

# REZONING REPORT

► **FILE #:** 7-M-22-RZ

**AGENDA ITEM #:** 20

**AGENDA DATE:** 7/14/2022

► **APPLICANT:** JOE PETRE  
**OWNER(S):** City Summit, LLC

**TAX ID NUMBER:** 94 L C 003 & 002

[View map on KGIS](#)

**JURISDICTION:** City Council District 6

**STREET ADDRESS:** 516 & 520 W. Vine Ave.

► **LOCATION:** **South side of W. Vine Ave., east side of Locust St., north side of Cafego Pl**

► **APPX. SIZE OF TRACT:** **0.67 acres**

**SECTOR PLAN:** Central City

**GROWTH POLICY PLAN:** N/A

**ACCESSIBILITY:** Access is via W. Vine Ave, a local street with a pavement width of 29-ft, Locust St, a local street with a pavement width of 20-ft and Cafego Pl, a local street with a pavement width of 15-ft.

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

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Second Creek

► **PRESENT ZONING:** **DK (Downtown Knoxville) - G**

► **ZONING REQUESTED:** **DK (Downtown Knoxville) - B**

► **EXISTING LAND USE:** **Commercial**

► **EXTENSION OF ZONE:** Yes, DK-B is adjacent.

**HISTORY OF ZONING:** None noted.

**SURROUNDING LAND USE AND ZONING:** North: Multifamily residential - DK-G (Downtown Knoxville Grid Subdistrict)

South: Transportation/Communications/Utilities - DK-B (Downtown Knoxville Boulevards Subdistrict)

East: Public/Quasi Public - DK-G (Downtown Knoxville Grid Subdistrict)

West: Multifamily residential - DK-B (Downtown Knoxville Boulevards Subdistrict)

**NEIGHBORHOOD CONTEXT:** This area is a mix of multifamily residential, office and public/quasi-public uses.

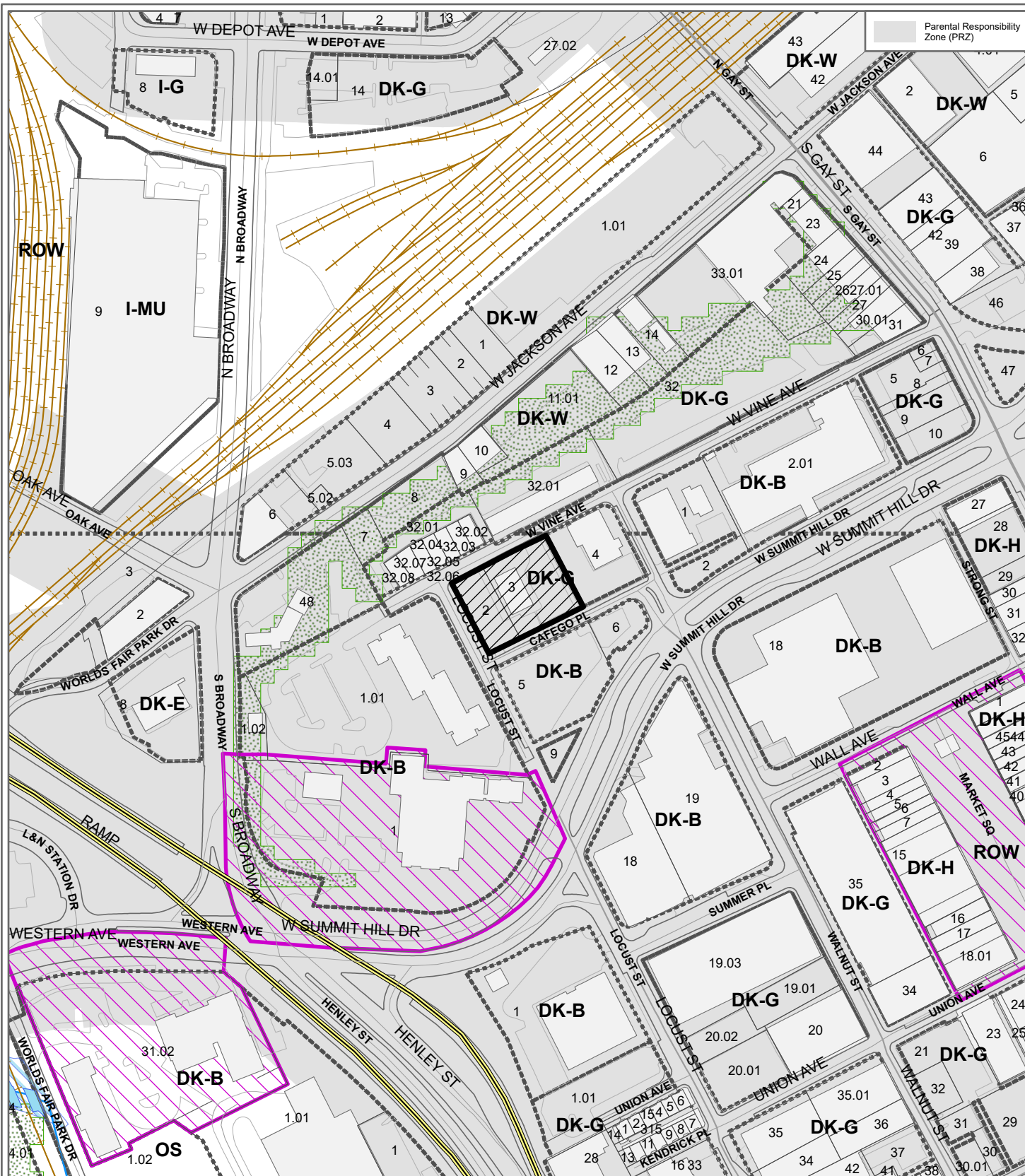
## STAFF RECOMMENDATION:

► **Postpone the rezoning for 30-days to the August 11, 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 8/9/2022 and 8/23/2022. 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.



**7-M-22-RZ  
REZONING**

From: DK (Downtown Knoxville) - G

To: DK (Downtown Knoxville) - B



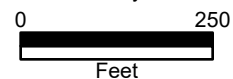
Original Print Date: 6/8/2022  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Petre, Joe

Map No: 94

Jurisdiction: City



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

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

Reset Form



# Request to Postpone • Table • Withdraw

July 14th, 2022

Scheduled Meeting Date

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

7-M-22-RZ

File Number(s)

## POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the August 11, 2022

Planning Commission Meeting.

## WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. *\*The refund check will be mailed to the original payee.*

## TABLE

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

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

  
Applicant Signature

JOE E. PETRE  
Please Print

865-599-1696  
Phone Number

jpetre@lawlerwood.com  
Email

## STAFF ONLY

  
Staff Signature

Michelle Portier  
Please Print

7/7/2022  
Date Paid

☐ No Fee

Eligible for Fee Refund? ☒ Yes ☐ No

Amount: \$75.00

Liz Albertson  
Approved by:

7/7/2022  
Date:

Joe Petre  
Payee Name

865-599-1686  
Payee Phone

900 S. Gay Street, Ste. 1600  
Payee Address

February 2022



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](mailto: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

Joe Petre

Owner/Owner's Rep.

Applicant Name

5/25/22

7/14/22

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

7-M-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  
Joe Petre Lawler Wood, LLC

Name

900 S. Gay St./Suite 1600

Company

Knoxville

TN

37902

Address

865-599-1696

City

jpetre@lawlerwood.com

State

ZIP

Phone

Email

## CURRENT PROPERTY INFO

City Summit, LLC

900 S. Gay St., Suite 1600

865-599-1696

Property Owner Name (if different)

516 & 520 W. Vine Ave

Property Owner Address

Property Owner Phone

094LC003, 094LC002

Property Address

KUB

Parcel ID

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

South side of W Vine Av., east side of Locust St., north side of Cafego Pl. 0.67 acres

General Location

Tract Size

☒ City ☐ County

6

DK-G

TCU, CO

District

Zoning District

Existing Land Use

Central City

MU-RC

w/in the City

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

**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

To DK-B from DK-G

Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

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<br><br><br><br>\$1,000.00 |
| 0326  | \$1,000.00 |                                 |
| Fee 2 |            |                                 |
|       |            |                                 |
| Fee 3 |            |                                 |

**AUTHORIZATION**  
Applicant Signature

Joe Petre

5/25/22

865-599-1696

Please Print

Date

jpetre@lawlerwood.com

Phone Number

Email

  
Property Owner Signature

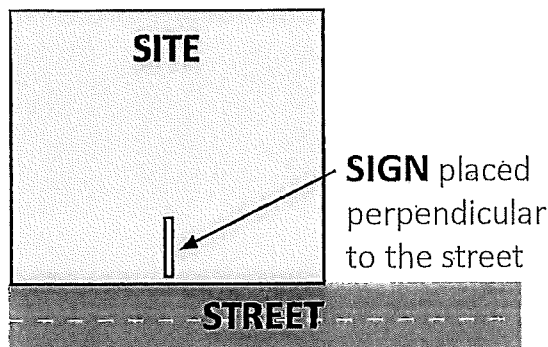
Benjamin Bentley/KCDC

5/25/22

Please Print

Date

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:*

June 29, 2022 and July 15, 2022  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Joe Petre

Date: May 31, 2022

File Number: 7-M-22-RZ



Sign posted by Staff



Sign posted by Applicant