

PLAN AMENDMENT REPORT

	AGENDA I	ITEM #:
POSTPONEMENT(S):	7/14/2022 AGENDA I	DATE: 10/6/2022
APPLICANT:	DKLEVY	
OWNER(S):	Metro Knoxville HMA LLC	
TAX ID NUMBER:	106 K C 01705	View map on KGIS
JURISDICTION:	Council District 2	
STREET ADDRESS:) Old Weisgarber Rd.	
► LOCATION:	West side of Old Weisgarber Rd., south of Middlebro Stocton Dr.	ook Pk., east of
APPX. SIZE OF TRACT:	53.93 acres	
SECTOR PLAN:	Northwest City	
GROWTH POLICY PLAN:	N/A	
ACCESSIBILITY:	Access is via Old Weisgarber Road, a minor collector wit of 21-ft within a right-of-way width of 70-ft.	th a pavement width
UTILITIES:	Nater Source: Knoxville Utilities Board	
	Sewer Source: Knoxville Utilities Board	
WATERSHED:	Fourth Creek	
PRESENT PLAN AND ZONING DESIGNATION:	LDR (Low Density Residential), HP (Hillside Protection Protection) / AG (Agricultural), HP (Hillside Protection)	
ZONING DESIGNATION:		on) & F (Floodway)
ZONING DESIGNATION: PROPOSED PLAN	Protection) / AG (Agricultural), HP (Hillside Protectio MDR / O (Medium Density Residential / Office) , HP (I	on) & F (Floodway)
ZONING DESIGNATION: PROPOSED PLAN DESIGNATION:	Protection) / AG (Agricultural), HP (Hillside Protectio MDR / O (Medium Density Residential / Office) , HP (H & SP (Stream Protection)	on) & F (Floodway)
ZONING DESIGNATION: PROPOSED PLAN DESIGNATION: EXISTING LAND USE: EXTENSION OF PLAN	Protection) / AG (Agricultural), HP (Hillside Protectio MDR / O (Medium Density Residential / Office) , HP (H & SP (Stream Protection) Agriculture/forestry/vacant	on) & F (Floodway)
ZONING DESIGNATION: PROPOSED PLAN DESIGNATION: EXISTING LAND USE: EXTENSION OF PLAN DESIGNATION:	Protection) / AG (Agricultural), HP (Hillside Protectio MDR / O (Medium Density Residential / Office) , HP (H & SP (Stream Protection) Agriculture/forestry/vacant Yes, MDR/O is adjacent.	on) & F (Floodway) Hillside Protection) dium Density
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STAFF RECOMMENDATION:

• Table this sector plan amendment 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 11/1/2022 and 11/15/2022. 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.

AGENDA ITEM #: 6	FILE #: 7-H-22-SP	9/28/2022 02:35 PM	LIZ ALBERTSON	PAGE #:	6-2



PLAN AMENDMENT/ REZONING REPORT

FILE #: 7-P-22-RZ	AGENDA ITEM #:
7-C-22-PA	AGENDA DATE: 10/6/20
POSTPONEMENT(S):	7/14/2022
APPLICANT:	DKLEVY
OWNER(S):	Metro Knoxville HMA LLC
TAX ID NUMBER:	106 K C 01705 View map on KG
JURISDICTION:	Council District 2
STREET ADDRESS:	0 Old Weisgarber Rd.
LOCATION:	West side of Old Weisgarber Rd., south of Middlebrook Pk., east of Stockton Dr.
TRACT INFORMATION:	53.93 acres.
SECTOR PLAN:	Northwest City
GROWTH POLICY PLAN:	N/A
ACCESSIBILITY:	Access is via Old Weisgarber Road, a minor collector with a pavement widt of 21-ft within a right-of-way width of 70-ft.
UTILITIES:	Water Source: Knoxville Utilities Board
	Sewer Source: Knoxville Utilities Board
WATERSHED:	Fourth Creek
PRESENT PLAN DESIGNATION/ZONING:	LDR (Low Density Residential), HP (Hillside Protection) & SP (Stream Protection) / AG (Agricultural) HP (Hillside Protection & F (Floodway)
PROPOSED PLAN DESIGNATION/ZONING:	MDR (Medium Density Residential) / O (Office), HP (Hillside Protection & SP (Stream Protection) / RN-5 (General Residential Neighborhood), HP (Hillside Protection) & SP & F (Floodway)
EXISTING LAND USE:	Agriculture/forestry/vacant
EXTENSION OF PLAN DESIGNATION/ZONING:	Yes, MDR/O is adjacent. No, RN-5 is not adjacent.
HISTORY OF ZONING REQUESTS:	7-I-13-RZ: A-1 & F-1 to O-1 & F-1
SURROUNDING LAND USE,	North: Office, Agriculture/forestry/vacant - MDR/O (Medium Density Residential/Office), SP (Stream Protection) - OP (Office Park) & F
PLAN DESIGNATION,	(Floodplain Overlay)
	(Floodplain Overlay) South: Rural residential, Single family residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)
PLAN DESIGNATION,	South: Rural residential, Single family residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-1 (Single-Family

	West: Single family residential - LDR (Low Density Residential), SP (Stream Protection) - RN-1 (Single-Family Residential Neighborhood) & F (Floodplain Overlay)
NEIGHBORHOOD CONTEXT:	This forested, steep sloped area is a transitional area between the medical office park along Middlebrook Pike and the single family residential neighborhood of West Hills.

STAFF RECOMMENDATION:

- **•** Table this one year plan amendment as requested by the applicant.
- Table this rezoning as requested by the applicant.

COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/1/2022 and 11/15/2022. 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.

AGENDA ITEM #: 6	FILE #: 7-C-22-PA	9/28/2022 02:32 PM	LIZ ALBERTSON	PAGE #:	6-2









Request to Postpone · Table · Withdraw

DKLEVY 9/20/22 Applicant Name (as it appears on the current Planning Commission agenda) Date of Request 10/6/22 File Number(s) Scheduled Meeting Date 7-P-22-RZ, 7-H-22-SP, 7-C-22-PA 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 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

5

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 proper	rty owner, and/or the ow	ners authorized repres	sentative.
Val	1	Daniel	Levy		
Applicant Signature	_ 0	Please P	rint		
865-474-9264		dlevy@	dklevydesign.com		
Phone Number		Email			
STAFF ONLY	EI	izabeth Albe	ertson	N/A	🗙 No Fe
Staff Signature		Please Print		Date Paid	
Eligible for Fee Refund?] Yes 🗌 No 🛛 Amount:	n/a			
Approved by:	-		Date:		
Payee Name	Payee Pho	ne	Pavee Address		



Request to Postpone · Table · Withdraw

KNOXVILLE I KNOX COUNTY	DKLEVY		7/5/22
	Applicant Name (as it appears on the	e current Planning Commission agenda)	Date of Request
7/14/22			File Number(s)
Scheduled Meeting Date		7-P-22-RZ; 7-H-22-SP; 7-C-2	2-PA
POSTPONE			
the week prior to the Planning C	ommission meeting. All requests m	quest is received in writing and paid for hust be acted upon by the Planning Com nent. If payment is not received by the c	mission, except new
SELECT ONE: 30 days 60	days 🔳 90 days		
Postpone the above application(s) u	ntil the 10/6/22	Planning Commiss	ion Meeting.
WITHDRAW			3144
	or or Planning Services Manager. *	The refund check will be mailed to the o	original payee.
no fee to table or untable an iten	n.	lanning Commission before it can be off ty owner, and/or the owners authorized	
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Development Plan Planned Development Plan Planned Development Use on Review / Special Use Hillside Protection COA SUBDIVISIÓN Concept Plan Final Plat Plan Amendment SP 0 OYP DKLEVY Architect Applicant Name Affiliation 05/31/2022 07/14/2022 Date Filed Meeting Date (if applicable) 7-P-22-RZ 7-H-22-SPA CORRESPONDENCE All correspondence related to this application should be directed to the approved contact Risted below. Applicant Property Owner Daniel Levy DKLEVY Architecture Name Company 3523 Maloney Road Knoxville Metro Knoxville TN Address City State CORRESPONDENCE Email CURRENT PROPERTY INFO Property Owner Address Property Owner Name (if different) Property Owner Address Property Owner Name (if different) Property Owner Address Old Weisgarber Road KUB N KUB KUB N Sever Provider Sals acres Greer ID Kub Sals acres Greer ID City City Sals acres		Developme	nt Re	oune	st
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Property Address Parcel ID KUB KUB N Sewer Provider Water Provider Septic (Y/N) STAFF USE ONLY West side of Old Weisgarber Rd, south of Middlebrook Pk, east of Stockton Dr. 53.93 acres General Location Tract Size General Location Tract Size Q City County 2 AG & HP & SP F Agriculture/forestry/vacant District Zoning District Existing Land Use Northwest City LDR, HP, SP with the City of Knoxville	Property Owner Name (if different)	Property Owner Addre	255		Property Owner Phone
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West side of Old Weisgarber Rd, south of Middlebrook Pk, east of Stockton Dr. 53.93 acres General Location Tract Size M City County 2 AG & HP & SP F Agriculture/forestry/vacant District Zoning District Existing Land Use Northwest City LDR, HP, SP with the City of Knoxville	Sewer Provider	Water Provide	er		Septic (Y/N)
West side of Old Weisgarber Rd, south of Middlebrook Pk, east of Stockton Dr. 53.93 acres General Location Tract Size M City County 2 AG & HP & SP F Agriculture/forestry/vacant District Zoning District Existing Land Use Northwest City LDR, HP, SP with the City of Knoxville	STAFF USE ONLY				
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CityCountyZNote and a control of a contr			Aari		
Northwest City LDR, HP, SP with the City of Knoxville	🗙 City 🗌 County ————				
		-	LAISTIN		he City of Knowyillo
	Planning Sector		ion		-

DEVELOPMENT REQUEST

🗌 Development Plan	Use on Review / Special Use	Hillside Protection COA	Related City Permit Number(s)
🗌 Residential	Non-Residential		
Home Occupation (spec	cify)		
Other (specify)			

SUBDIVISION REQUEST

						Related Re	zoning File Number
Proposed Subdivisi	on Name						
	[] (Combine Parcels	Divide Parcel				
Unit / Phase Numb	er —		_	Total Number of Lot	s Created		
Other (specify)							
Attachments / A	dditional R	equirements					
ZONING REQU	EST						
Zoning Change	RN-5	HP, F				Pending	Plat File Number
	Proposed	l Zoning					
Plan Amendmer	nt Change	MDR/O HP/	SP				
	0	Proposed Plan D	esignation(s)				
%XXXXXXXXXXXXXXXXX							
Proposed Density (units/acre)	Р	revious Rezoning Re	equests			
Other (specify)							
STAFF USE ON	LY			Fee 1			
							Total
Staff Review	L Plann	ing Commission		0326	\$3,296.	50	
			na De sue st	Fee 2			\$4,496.50
Property Owner			ance Request	0507	¢000.0	0	
	-			0527	\$800.0	0	
Design Plan Cer				Fee 3			
Use on Review /	-	e (Concept Plan)					
	.uuy			0517		• I	

AUTHORIZATION

COA Checklist (Hillside Protection)

Del So	Daniel Levy	05/31/2022
Applicant Signature	Please Print	Date
(865) 474-9264	dlevy@dklevydesign.com	
Phone Number	Email	1 1
4mg	Jay Buckley	5/31/22
Property Owner Signature	Please Print	Date
		CT 5/31

0517

\$400.00



Sign Posting & Removal Requirement

Revised April 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-ofway 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: Dan Levy

5/31/2022 Date: File Number: 7-P-22-RZ, 7-H-22-SP, 7-C-22-PA

Sign posted by Staff Sign posted by Applicant

Knoxville-Knox County Planning | KnoxPlanning.org 400 Main Street, Suite 403 | Knoxville, TN 37902 | 865.215.2500