

REZONING REPORT

▶ **FILE #:** 9-E-22-RZ

AGENDA ITEM #: 9

AGENDA DATE: 9/8/2022

▶ **APPLICANT:** JUSTIN QUINN
OWNER(S): Justin Quinn Cyclops Properties LLC

TAX ID NUMBER: 81 O K 002 [View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 934 W OAK HILL AVE

▶ **LOCATION:** **South side of W. Oak Hill Ave, east of Mcspadden St.**

▶ **APPX. SIZE OF TRACT:** **5547 square feet**

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via W Oak Hill Avenue, a local street with a pavement width of 26-ft within a right-of-way of 36-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** **RN-2 (Single-Family Residential Neighborhood)**

▶ **ZONING REQUESTED:** **RN-3 (General Residential Neighborhood)**

▶ **EXISTING LAND USE:** **Single Family Residential**

▶ **EXTENSION OF ZONE:** No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-2 (Single-Family Residential Neighborhood)

South: Single family residential - RN-2 (Single-Family Residential Neighborhood)

East: Public/quasi-public - RN-2 (Single-Family Residential Neighborhood)

West: Single family residential - RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This is primarily a single family residential neighborhood with relatively small lots and smaller setbacks.

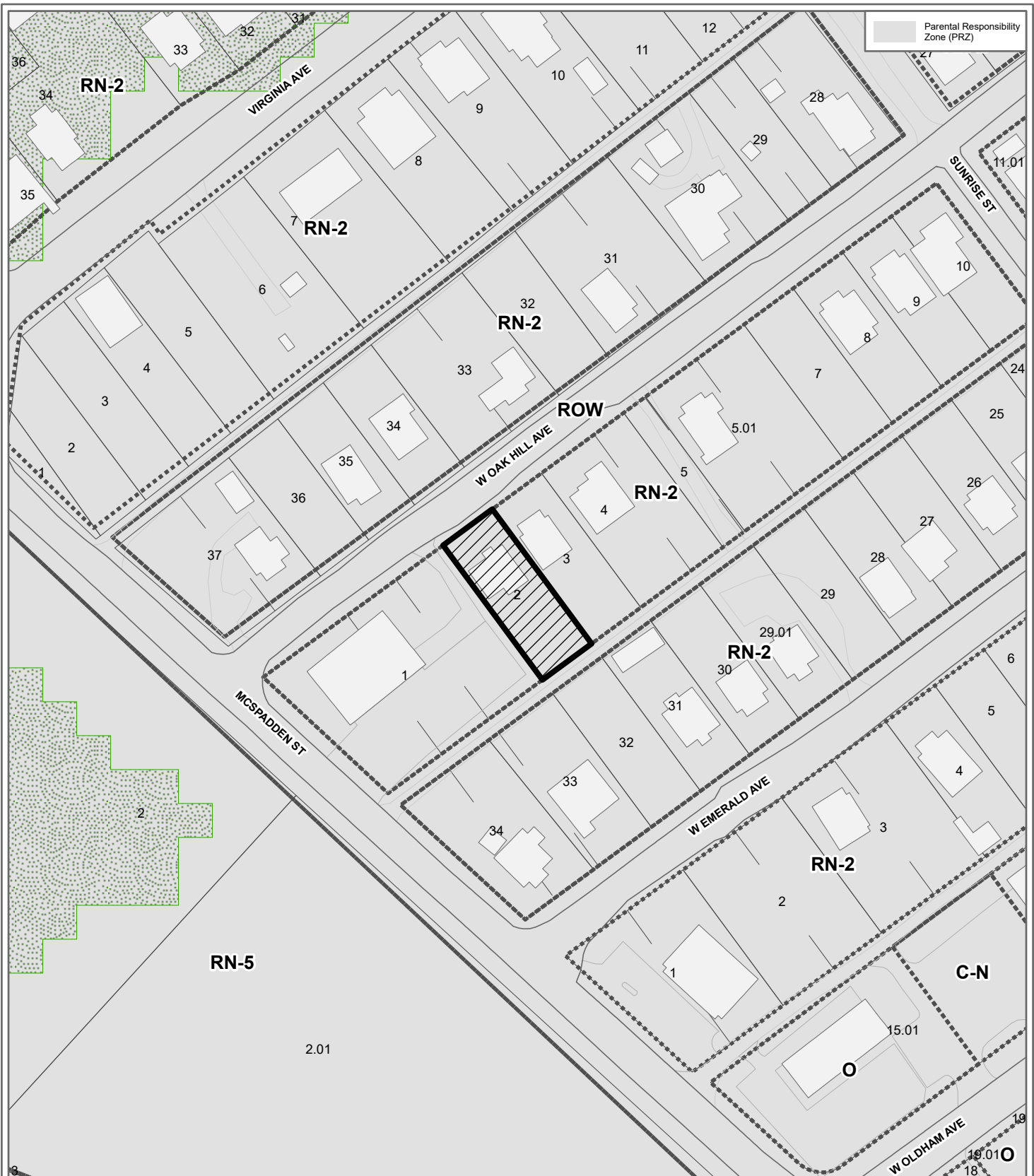
STAFF RECOMMENDATION:

▶ **Withdraw the rezoning as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

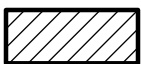
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 10/4/2022 and 10/19/2021. 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.



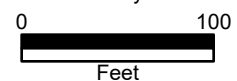
**9-E-22-RZ
REZONING**

From: RN-2 (Single-Family Residential Neighborhood)
To: RN-3 (General Residential Neighborhood)



Petitioner: Justin Quinn

Map No: 81
Jurisdiction: City



Original Print Date: 8/15/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Request to Postpone • Table • Withdraw

Justin Quinn

7-25-22

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

Date of Request

9-8-22

Scheduled Meeting Date

9-E-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 _____ 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

Justin Quinn

Please Print

423-327-1566

Phone Number

jwquinn35@hotmail.com

Email

STAFF ONLY

Staff Signature

Elizabeth Albertson

Please Print

N/A

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Justin Quinn

Applicant Name

7/25/2022

Date Filed

9/8/2022

Planning Commission Meeting (if applicable)

(10/4/2022) Knoxville City Council

Legislative Meeting (if applicable)

9-E-22-RZ

File Number(s)

CORRESPONDENCE

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

Justin Quinn Cyclops Properties LLC

Name / Company

8330 Kiva Dunes Ln Knoxville TN 37938

Address

423-327-1566 / jwquinn35@hotmail.com

Phone / Email

CURRENT PROPERTY INFO

Justin Quinn Cyclops Properties LLC

Owner Name (if different)

8330 Kiva Dunes Ln Knoxville TN 37938

Owner Address

423-327-1566 / jwquinn35@hot

Owner Phone / Email

934 W OAK HILL AVE

Property Address

81 O K 002

Parcel ID

5547 square feet

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of W. Oak Hill Ave, east of Mcspadden St.

General Location

City

Council District 6

RN-2 (Single-Family Residential Neighborhood)

Single Family Residential

County District

Zoning District

Existing Land Use

Central City

Planning Sector

MDR (Medium Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Planned Development 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

Total Number of Lots Created

Additional Information _____

- Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

- Zoning Change **RN-3 (General Residential Neighborhood)**

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

- Plan Amendment Change

Proposed Plan Designation(s)

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1

\$650.00

Fee 2

Fee 3

Total

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Justin Quinn Cyclops Properties LLC, 8330 Kiva Dunes Ln Knoxville TN 379

7/25/2022

Application Authorized By

Affiliation

Date

423-327-1566 / jwquinn35@hotmail.com

Phone / Email

Staff Signature

Please Print

Date Paid

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

Justin Quinn Property Owner
Applicant Name Affiliation

Date Filed Sept. 8, 2022 Meeting Date (if applicable) File Number(s) 9-E-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

Justin Quinn Cyclops Properties LLC
Name Company

8330 Kiva Dunes Lane Knoxville TN 37938
Address City State ZIP

423-327-1566 jwquinn35@hotmail.com
Phone Email

CURRENT PROPERTY INFO

Cyclops Properties LLC Justin Quinn 8330 Kiva Dunes Lane Knoxville TN 37938 4233271566
Property Owner Name (if different) Property Owner Address Property Owner Phone

934 W. Oak Hill Ave 0810K002
Property Address Parcel ID

KUB KUB N
Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

General Location Tract Size

City County District Zoning District Existing Land Use

Planning Sector Sector Plan Land Use Classification 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-3
Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s) _____

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	Total
Fee 2	
Fee 3	

AUTHORIZATION

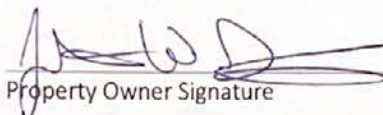

Applicant Signature

Justin Quinn
Please Print

7-18-22
Date

423-327-1566
Phone Number

jwquinn35@hotmail.com
Email


Property Owner Signature

Justin Quinn
Please Print

7-18-22
Date