



# PLAN AMENDMENT/ REZONING REPORT

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▶ **FILE #:** 12-G-23-RZ **AGENDA ITEM #:** 27  
12-B-23-SP **AGENDA DATE:** 12/14/2023

▶ **APPLICANT:** HEATHER KAISER FOCUS MINISTRIES  
**OWNER(S):** Heather Kaiser FOCUS Ministries

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**TAX ID NUMBER:** 47 121.01 [View map on KGIS](#)

**JURISDICTION:** Commission District 7

**STREET ADDRESS:** 1414 E EMORY RD

▶ **LOCATION:** Southeast side of E Emory Rd, southwest of Dry Gap Pike

▶ **TRACT INFORMATION:** 0.56 acres

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via E Emory Road, a major arterial street with a 70-ft pavement width within a 73-ft right-of-way.

**UTILITIES:** Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

**WATERSHED:** Beaver Creek

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▶ **PRESENT PLAN DESIGNATION/ZONING:** GC (General Commercial) / CA (General Business)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Office

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No, this is not an extension of the plan designation or zoning.

**HISTORY OF ZONING REQUESTS:** None noted.

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Commercial, single-family residential - GC (General Commercial) - CA (General Business)

**ZONING** South: Office, commercial - GC (General Commercial) - CA (General Business)

East: Commercial - GC (General Commercial) - CA (General Business)

West: Office - GC (General Commercial) - CA (General Business)

**NEIGHBORHOOD CONTEXT:** This property is part of a commercial and office node at the intersection of E Emory Road and Dry Gap Pike.

**STAFF RECOMMENDATION:**

- ▶ **Withdraw the sector plan amendment application per the applicant's request.**
  
- ▶ **Withdraw the rezoning application per the applicant's request**

**COMMENTS:**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/22/2024. 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.



# Request to Postpone • Table • Withdraw

Heather Kaiser FOCUS Ministries

11/14/2023

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

Date of Request

12/14/2023

Scheduled Meeting Date

File Number(s)

12-G-23-RZ/ 12-B-23-SP

## 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 3:30pm 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 no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

**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

Heather Kaiser

Please Print

Phone Number

Email

## STAFF ONLY

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

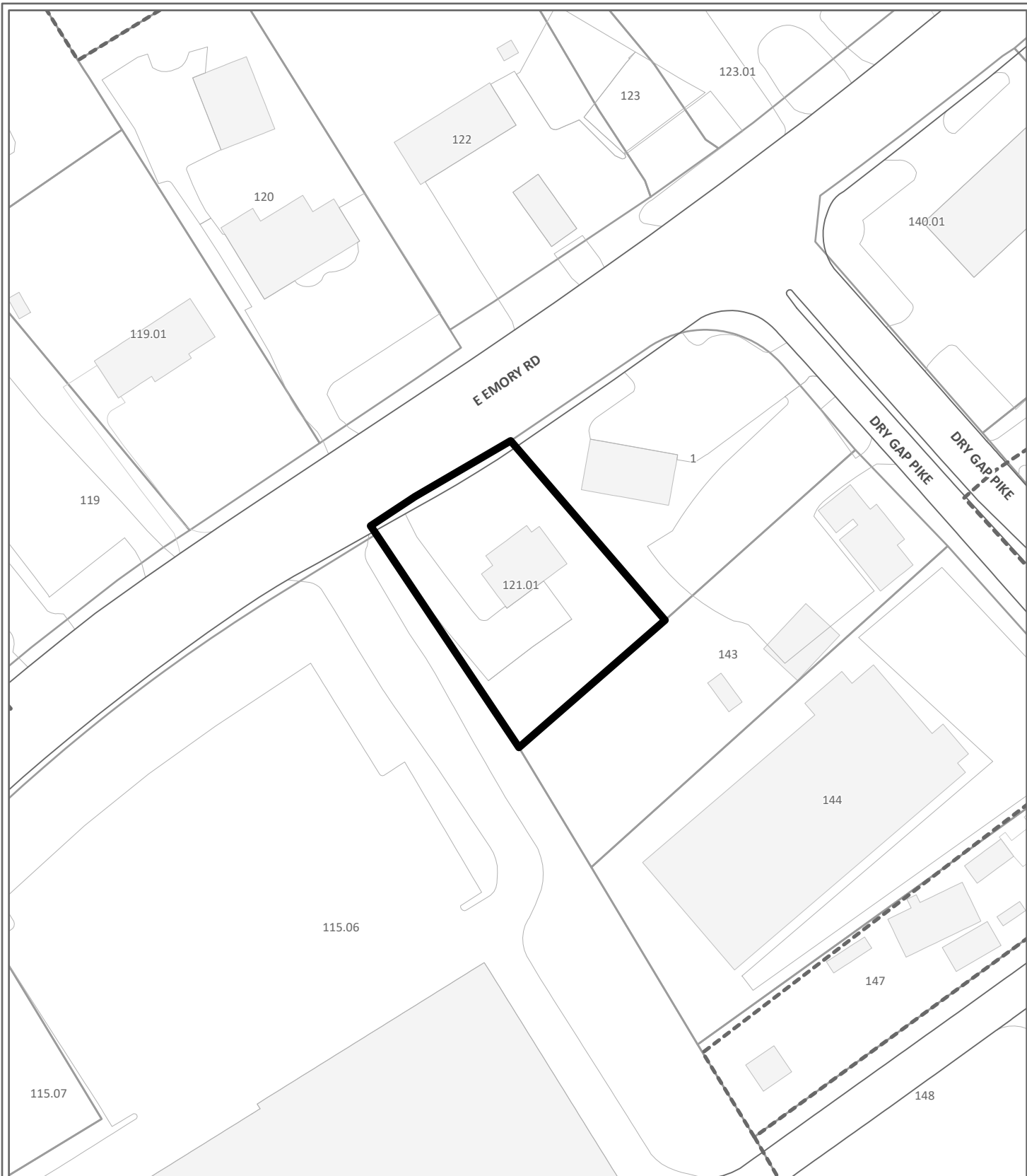
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**REZONING**

**12-G-23-RZ**

**Petitioner:** Heather Kaiser FOCUS Ministries



**From:** CA (General Business)

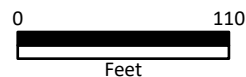
**To:** OB (Office, Medical, and Related Services)

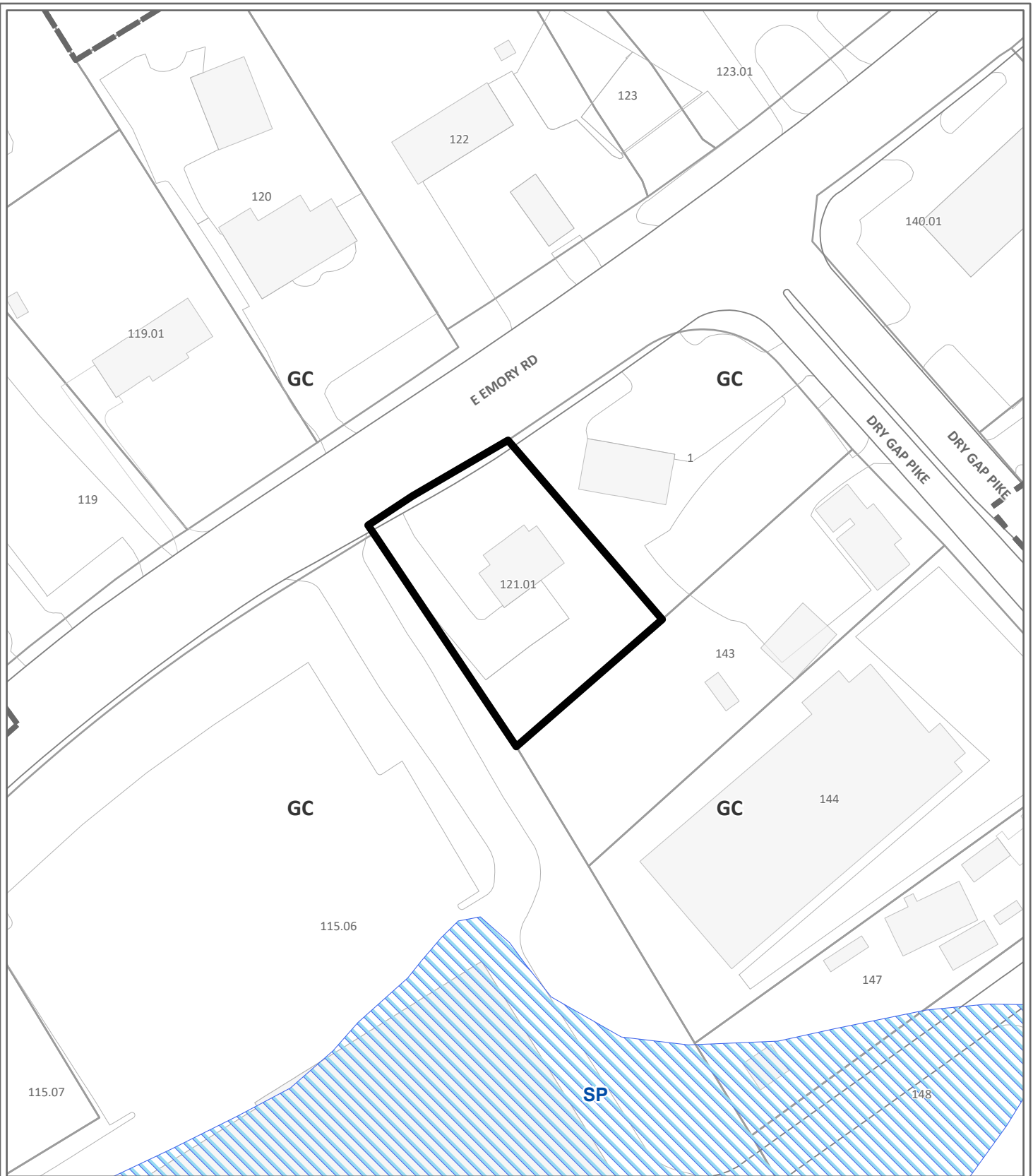
**Map No:** 47

**Jurisdiction:** County

**Original Print Date:** 11/6/2023

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





**12-B-23-SP  
NORTH COUNTY SECTOR PLAN MAP**

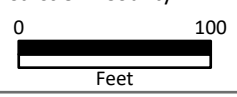
**Petitioner:** Heather Kaiser FOCUS Ministries



**From:** GC (General Commercial)  
**To:** O (Office)

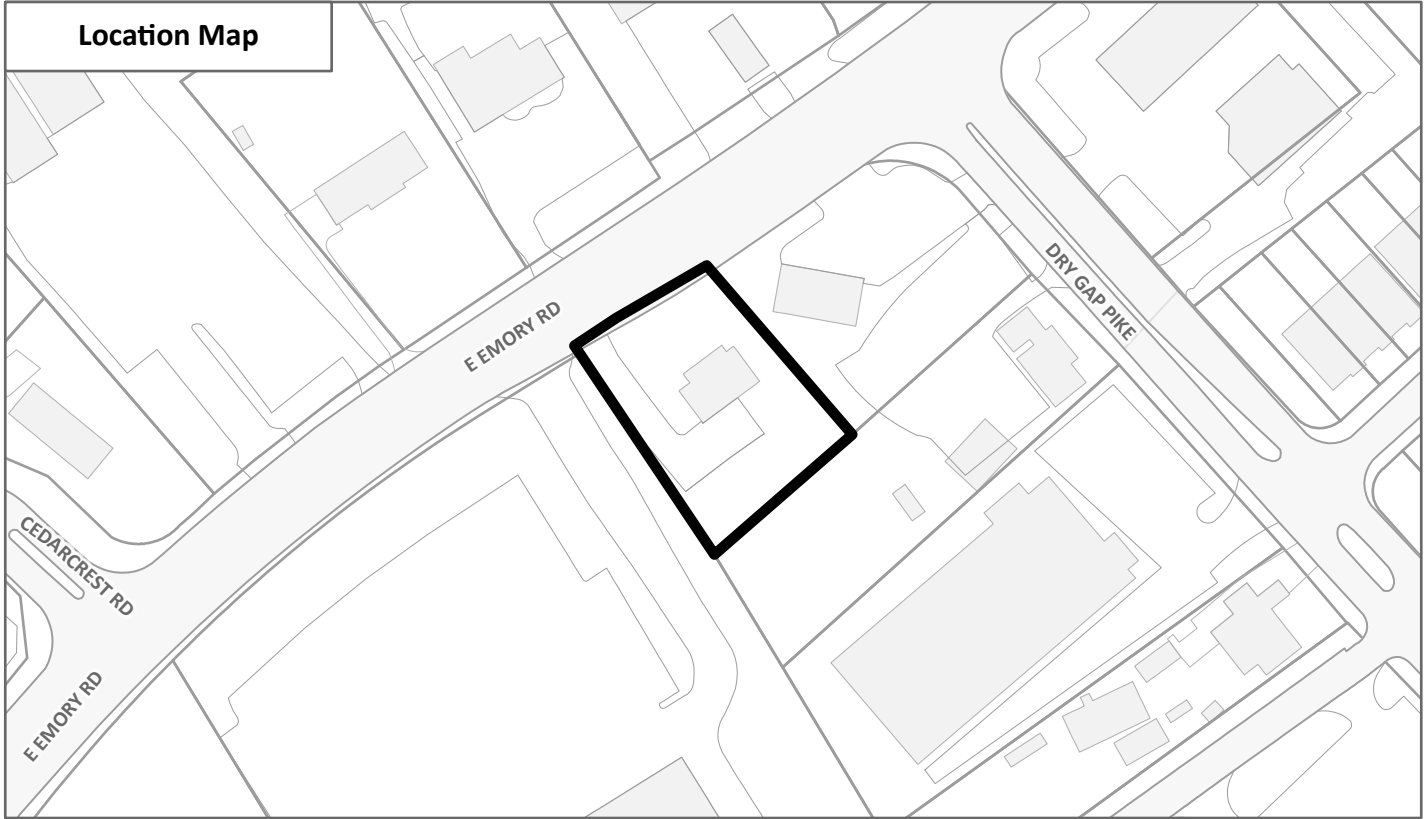
**Map No:** 47  
**Jurisdiction:** County

**Original Print Date:** 11/6/2023  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

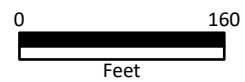


CONTEXTUAL MAPS 1

12-B-23-SP / 12-G-23-RZ

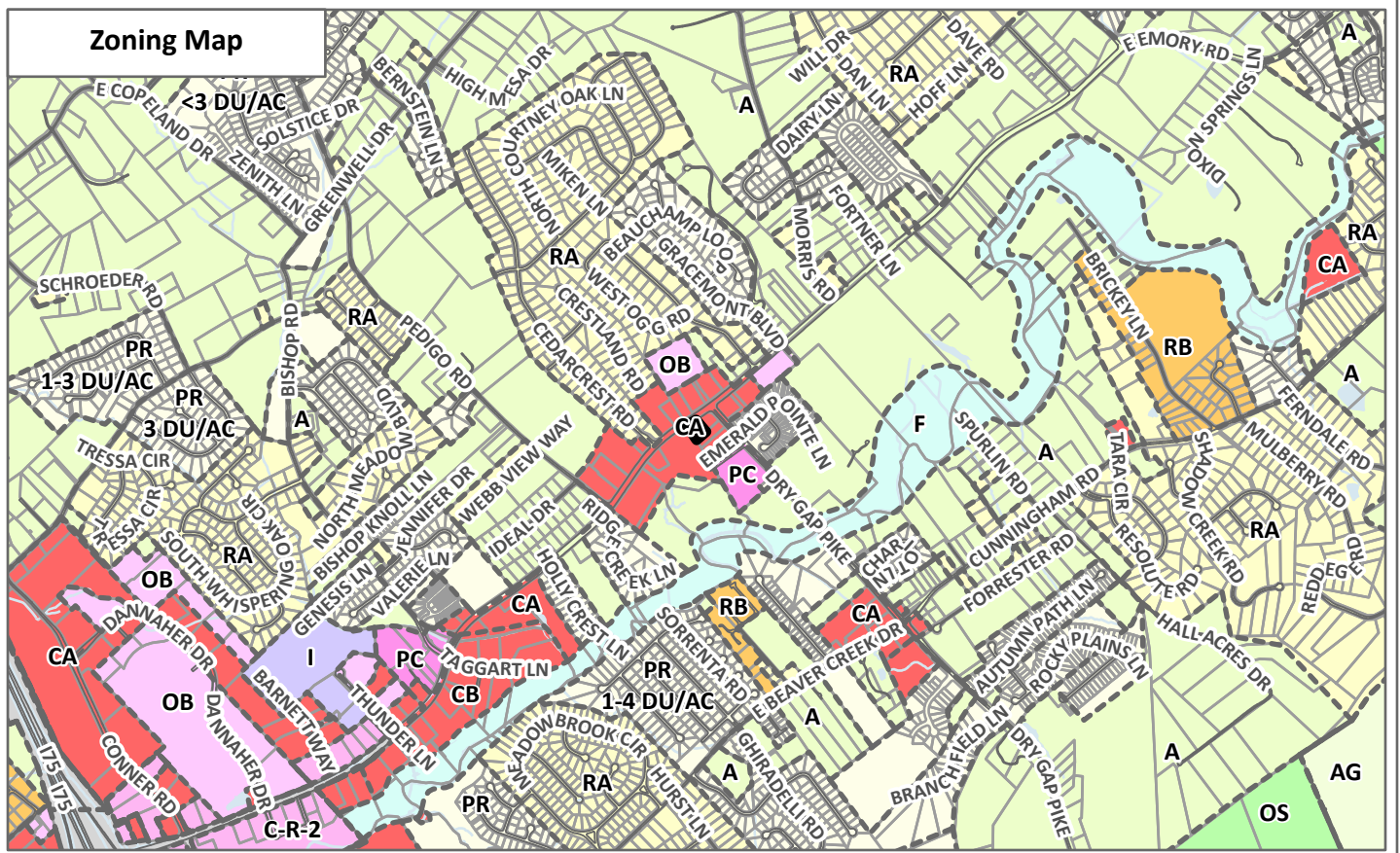


Case boundary

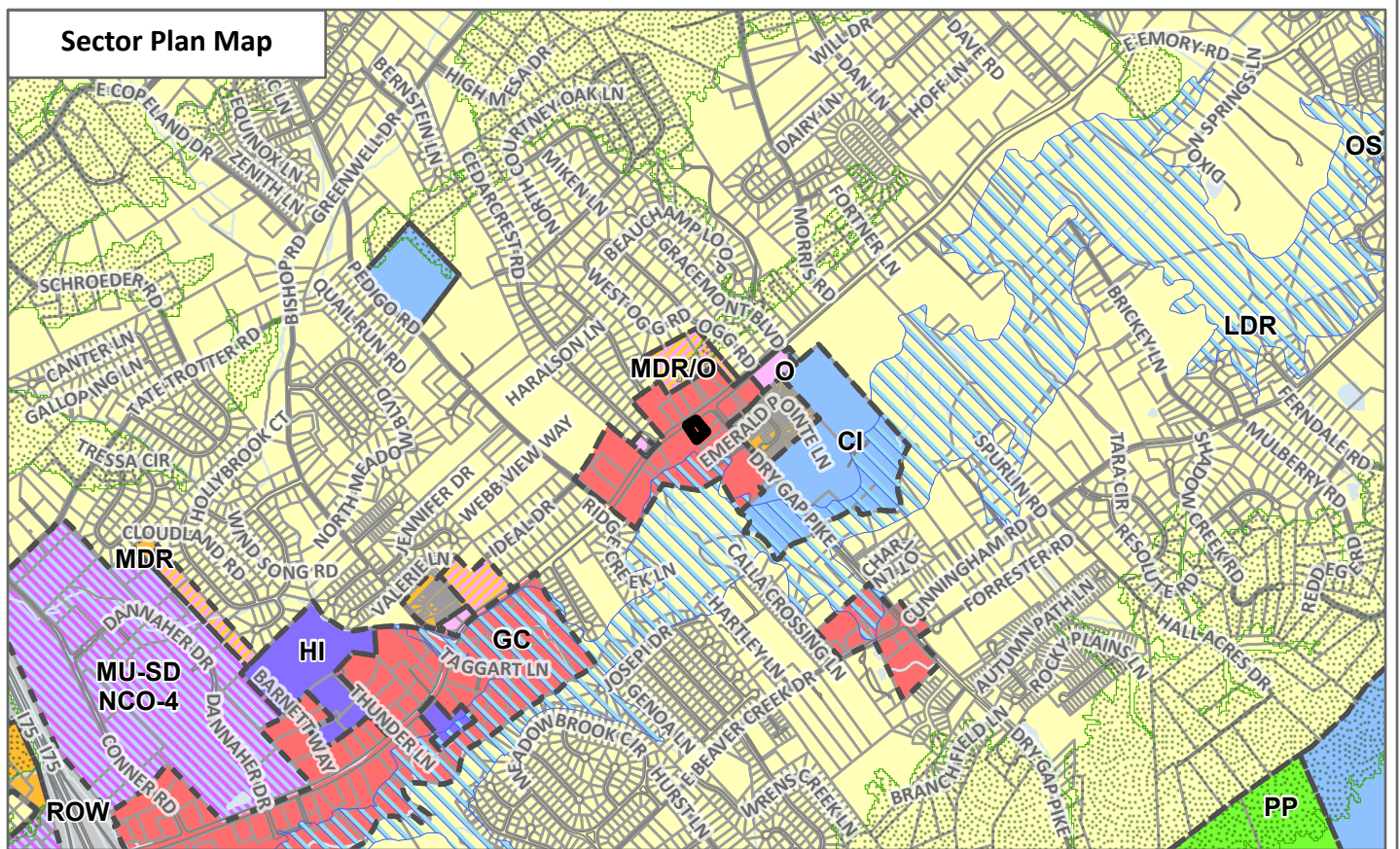




### Zoning Map



### Sector Plan Map



### CONTEXTUAL MAPS 2

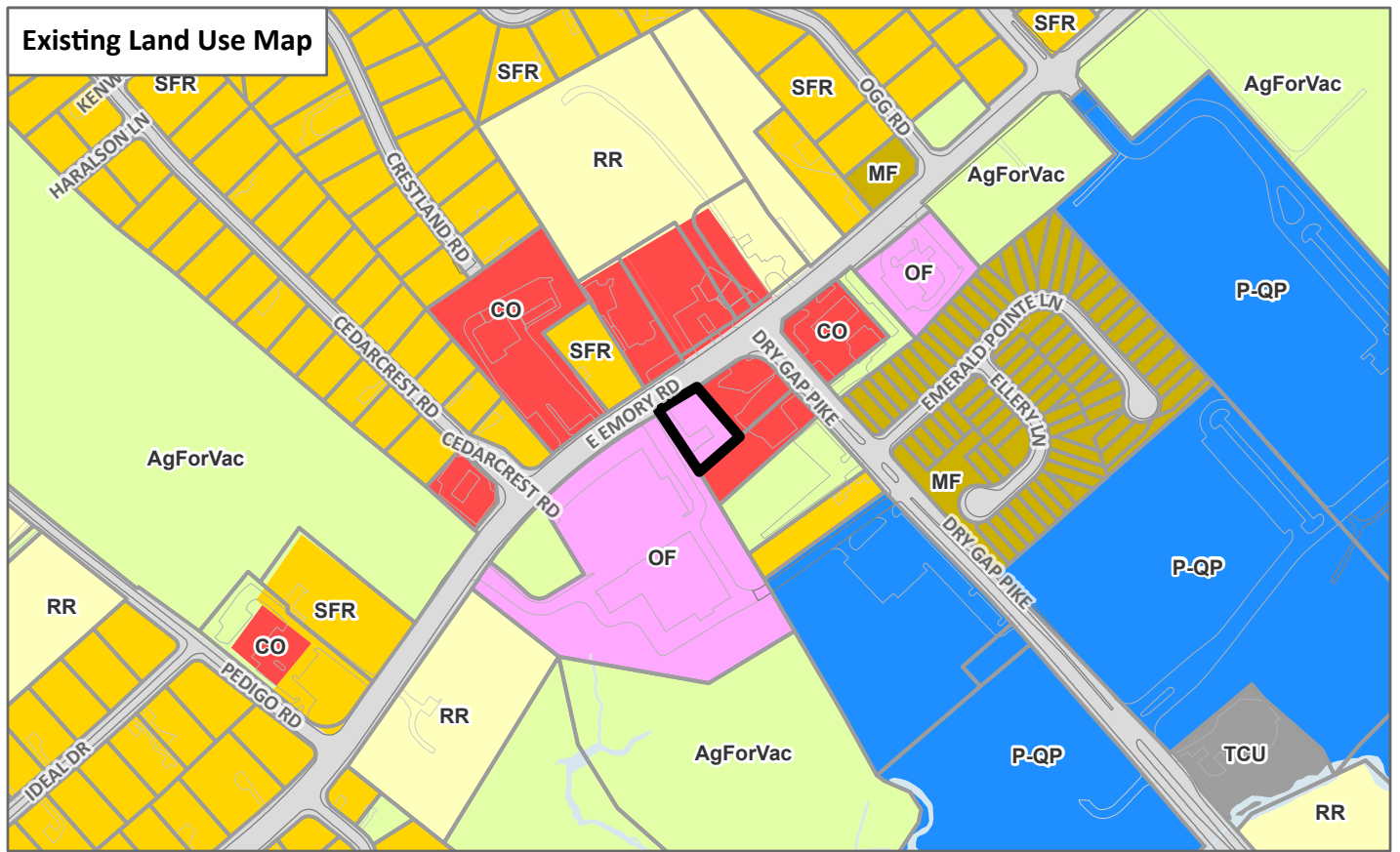
12-B-23-SP / 12-G-23-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

12-B-23-SP / 12-G-23-RZ



Case boundary







# 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

#### Heather Kaiser FOCUS Ministries

Applicant Name Affiliation

**10/31/2023** **12/14/2023** **12-G-23-RZ / 12-B-23-SP**

Date Filed Meeting Date (if applicable) File Number(s)

### CORRESPONDENCE

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

#### Heather Kaiser FOCUS Ministries

Name / Company

**6515 Clinton Hwy Ste 214 Knoxville TN 37912**

Address

**865-765-4224 / heather@focustn.org**

Phone / Email

### CURRENT PROPERTY INFO

**Heather Kaiser FOCUS Ministries** **6515 Clinton Hwy Ste 214 Knoxville TN 37912** **865-765-4224 / heather@focust**

Owner Name (if different) Owner Address Owner Phone / Email

**1414 E EMORY RD**

Property Address

**47 121 01** **0.56 acres**

Parcel ID Part of Parcel (Y/N)? Tract Size

**Hallsdale-Powell Utility District** **Hallsdale-Powell Utility District**

Sewer Provider Water Provider Septic (Y/N)

### STAFF USE ONLY

#### E Emory Rd and Dry Gap Pike

General Location

City **Commission District 7** **CA (General Business)** **Office**

County District Zoning District Existing Land Use

**North County** **GC (General Commercial)** **Planned Growth Area**

Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>OB (Office, Medical, and Related Services)</b>	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment <b>O (Office)</b>	
Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Zoning Requests	
Additional Information	

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>\$1,300.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Heather Kaiser FOCUS Ministries Please Print	10/31/2023 Date
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Property Owner Signature	Heather Kaiser FOCUS Ministries Please Print	10/31/2023 Date
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# 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

Heather Kaiser FOCUS Ministries

Applicant Name

Affiliation

10/30/2023

12/14/2023

Date Filed

Meeting Date (if applicable)

File Number(s)

12-G-23-RZ  
12-B-23-SP

## 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

Heather Kaiser

FOCUS Ministries

Name

Company

6515 Clinton Highway, Ste. 214

Knoxville

TN

37912

Address

City

State

ZIP

865.765.4224

heather@focustn.org

Phone

Email

## CURRENT PROPERTY INFO

SAME AS ABOVE

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1414 E. Emory Rd., Knoxville, TN 37938

047 12101

Property Address

Parcel ID

Hallsdale-Powell Utility District

Hallsdale-Powell Utility District

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   **OB**  
Proposed Zoning

Plan Amendment Change   **O**  
Proposed Plan Designation(s)  
**N/A**

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
0601	\$650.00	\$1300.00
Fee 2		
0603	\$650.00	
Fee 3		

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

  
Applicant Signature

Heather Kaiser FOCUS Ministries

10/30/2023

Please Print

Date

865.765.4224.

heather@focustn.org

Phone Number

Email

10/31/2023, SG

  
Property Owner Signature

Heather Kaiser FOCUS Ministries

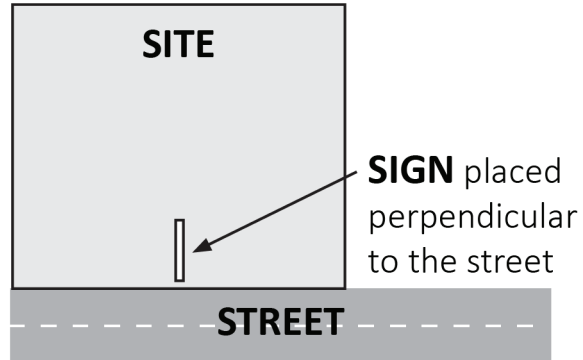
10/30/2023

Please Print

Date Paid



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:*

\_\_\_\_\_ 12/01/2023 \_\_\_\_\_ and \_\_\_\_\_ 12/15/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Heather Kaiser

Date: 10/31/2023

File Number: 12-G-23-RZ & 12-B-23-SP

- Sign posted by Staff
- Sign posted by Applicant