



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 1-P-23-RZ  
1-G-23-SP

**AGENDA ITEM #:** 24  
**AGENDA DATE:** 1/12/2023

▶ **APPLICANT:** KISHOR TAILOR  
**OWNER(S):** David Edmonds/Inbound Marine Corp PO Box 6027

**TAX ID NUMBER:** 147 109 [View map on KGIS](#)

**JURISDICTION:** Commission District 9

**STREET ADDRESS:** 0 CRENSHAW RD

▶ **LOCATION:** North side of Crenshaw Rd, east side of Maryville Pike, south side of W. Governor John Sevier Hwy

▶ **TRACT INFORMATION:** 4.33 acres.

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Maryville Pike, a minor arterial, with a pavement width of 26-ft within a right-of-way width of 88-ft. Access is also via Crenshaw Road, a local street, with a pavement width of 17-ft within a right-of-way width of 42-ft.

**UTILITIES:** Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

**WATERSHED:** Knob Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / CA (General Business), A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **DENSITY PROPOSED:** up to 12 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** No, GC is not adjacent. Yes, CA is across the street.

**HISTORY OF ZONING REQUESTS:** 1-H-96-RZ: A to CA (Denied)

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North:	Agriculture/forestry/vacant - NC (Neighborhood Commercial) - PC (Planned Commercial)
South:	Agriculture/forestry/vacant, Public/quasi-public - LDR (Low Density Residential) - RB (General Residential), A (Agricultural)
East:	Single family residential -LDR (Low Density Residential) - A (Agricultural)
West:	Commercial - NC (Neighborhood Commercial) - RB (General Residential), CA (General Business)

NEIGHBORHOOD CONTEXT: This is a neighborhood commercial node at the intersection with W. Governor John Sevier Highway and Maryville Pike.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the sector plan amendment to MDR (Medium Density Residential) because it provides a transitional land use designation from the commercial node.**
  
- ▶ **Approve the PR (Planned Residential) zone up to 8 du/ac because it provides a transitional land use between a commercial and single family residential area, subject to 2 conditions:**
  - 1) Maintain a tree buffer with 50-ft of depth along the Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete.
  - 2) No clearing or grading of the site shall be permitted until a Concept Plan or Use on Review development plan is approved by the Planning Commission.

**COMMENTS:**

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. While there have not been major changes at this intersection there is existing vacant commercially zoned areas at this neighborhood commercial node.
2. MDR provides a transitional land use designation between the corridor of W Governor John Sevier Highway and the commercial node.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There are no significant new roads or utilities introduced into this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious or significant error or omission in the plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. Local data sources and national data trends note an increased demand for a range of housing opportunities, which a transitional land use designation of MDR at this neighborhood commercial node could enable.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Though there have not been major changes in this area recently it is located at a major intersection at W. Governor John Sevier Highway and Maryville Pike and is currently identified as a NC (Neighborhood Commercial) node in the South County Sector Plan.
2. Local data sources and national data trends note an increased demand for a range of housing opportunities, which this rezoning could enable.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property.
2. This wooded site, adjacent to the scenic highway corridor along Governor John Sevier Highway, is well suited for the PR zone.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The PR zone requires Planning Commission review of a site plan, at which time potential conflicts with surrounding properties could be addressed.
2. Staff is also recommending a condition to maintain a tree buffer along W. Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study.

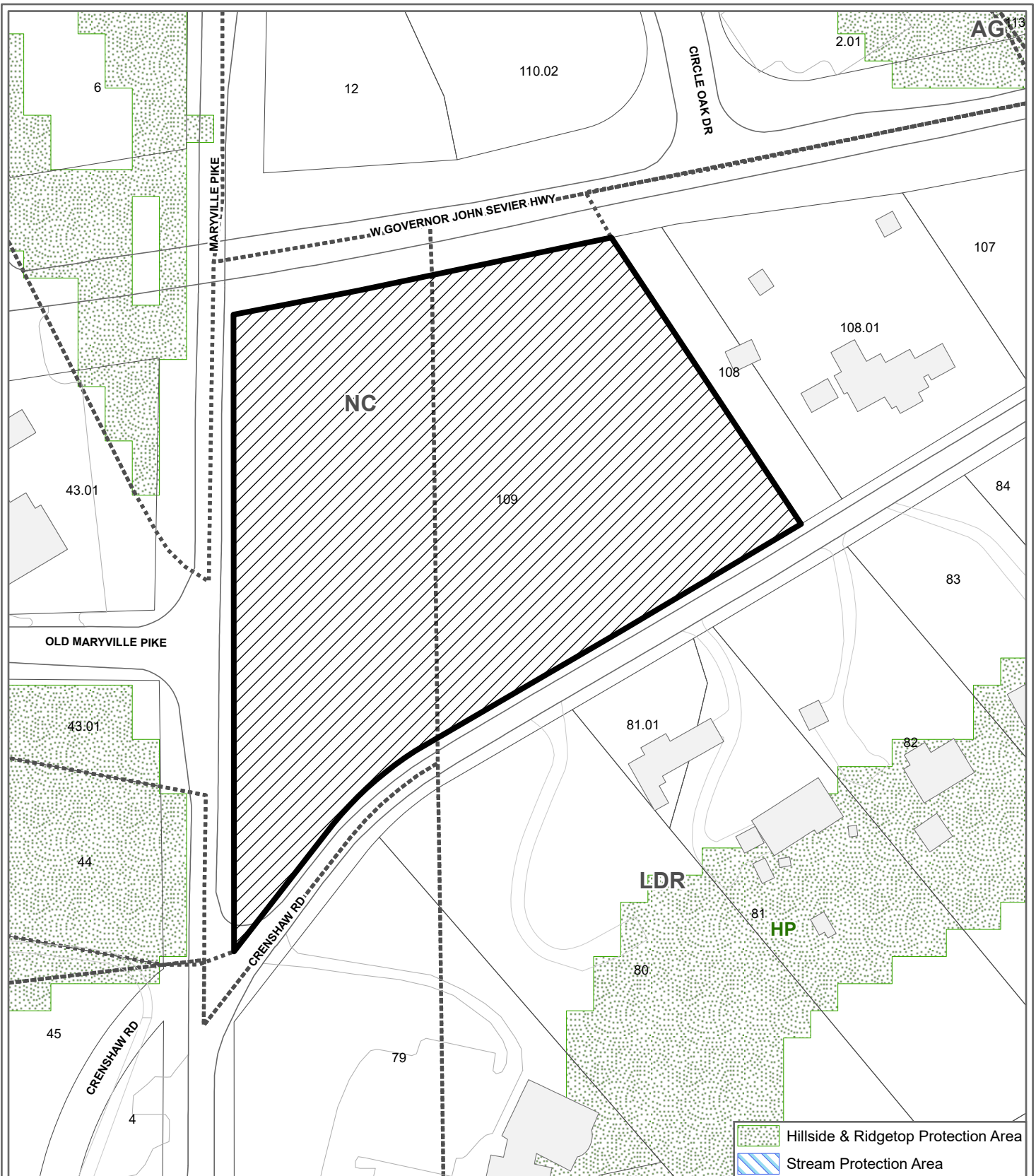
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The PR zone up to 8 du/ac is consistent with the recommended plan amendment to MDR.
2. Rezoning is not in conflict with any other adopted plans or policies.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/21/2023. 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.



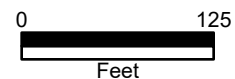
**1-G-23-SP / 1-P-23-RZ  
SOUTH COUNTY SECTOR PLAN AMENDMENT**

From: NC (Neighborhood Commercial)  
To: MDR (Medium Density Residential)



Petitioner: Kishor Tailor

Map No: 147  
Jurisdiction: County





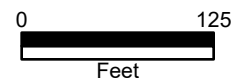
**1-P-23-RZ  
REZONING**

From: CA (General Business), A (Agricultural)  
To: PR (Planned Residential)



Petitioner: Kishor Tailor

Map No: 147  
Jurisdiction: County



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE SOUTH COUNTY SECTOR PLAN**

*WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

*WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the South County Sector Plan, consistent with the requirements of the General Plan; and*

*WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

*WHEREAS, Kishor Tailor has submitted an application for an amendment to the South County Sector Plan for property described in the application; and*

*WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Neighborhood Commercial to Medium Density Residential consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

*WHEREAS, the Planning Commission, at its regularly scheduled public hearing on January 12, 2023, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

**NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:**

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the South County Sector Plan, with its accompanying staff report and map, file #1-G-23-SP.*

*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

# Exhibit A. 1-P-23-RZ\_1-G-23-SP Contextual Images

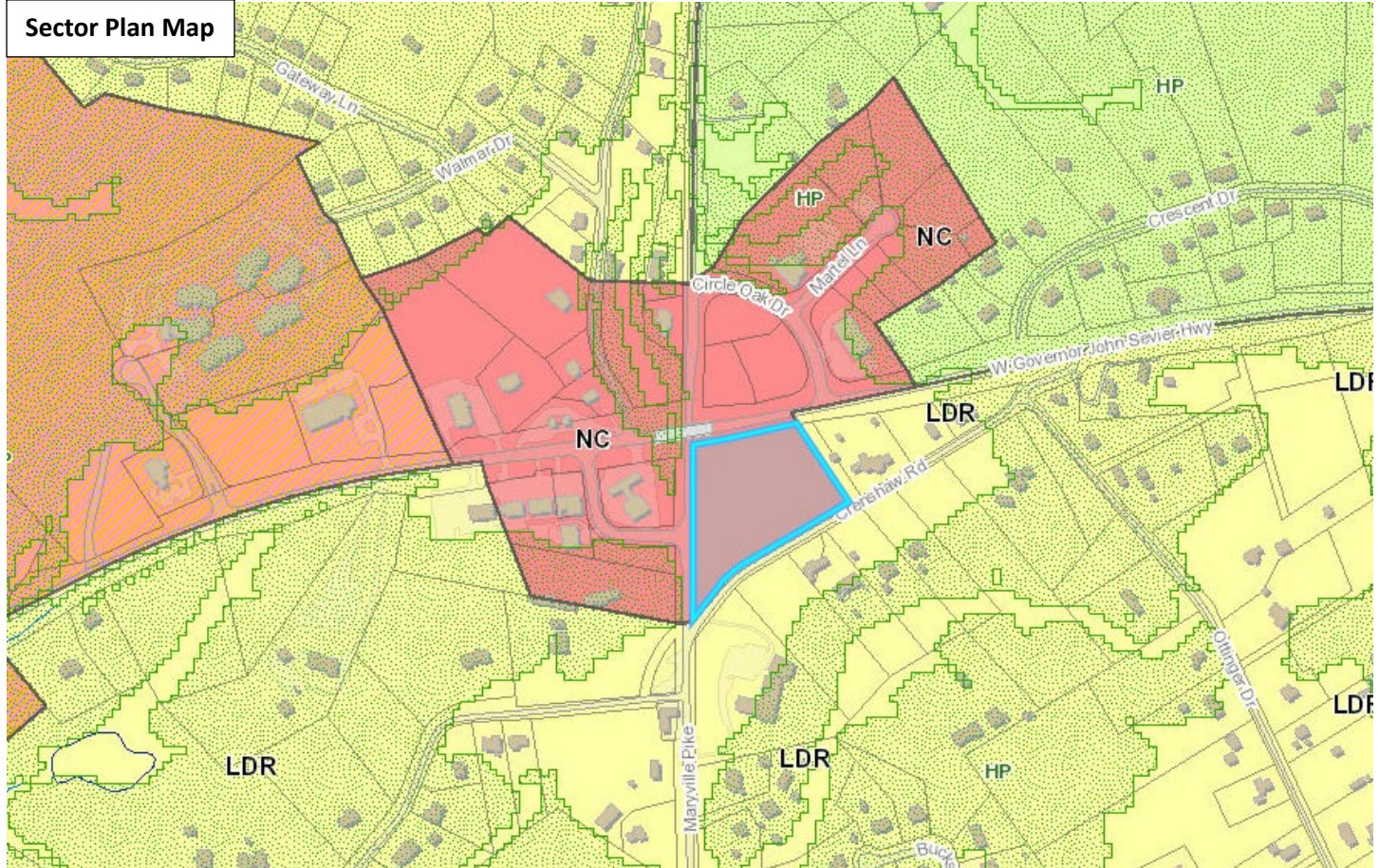
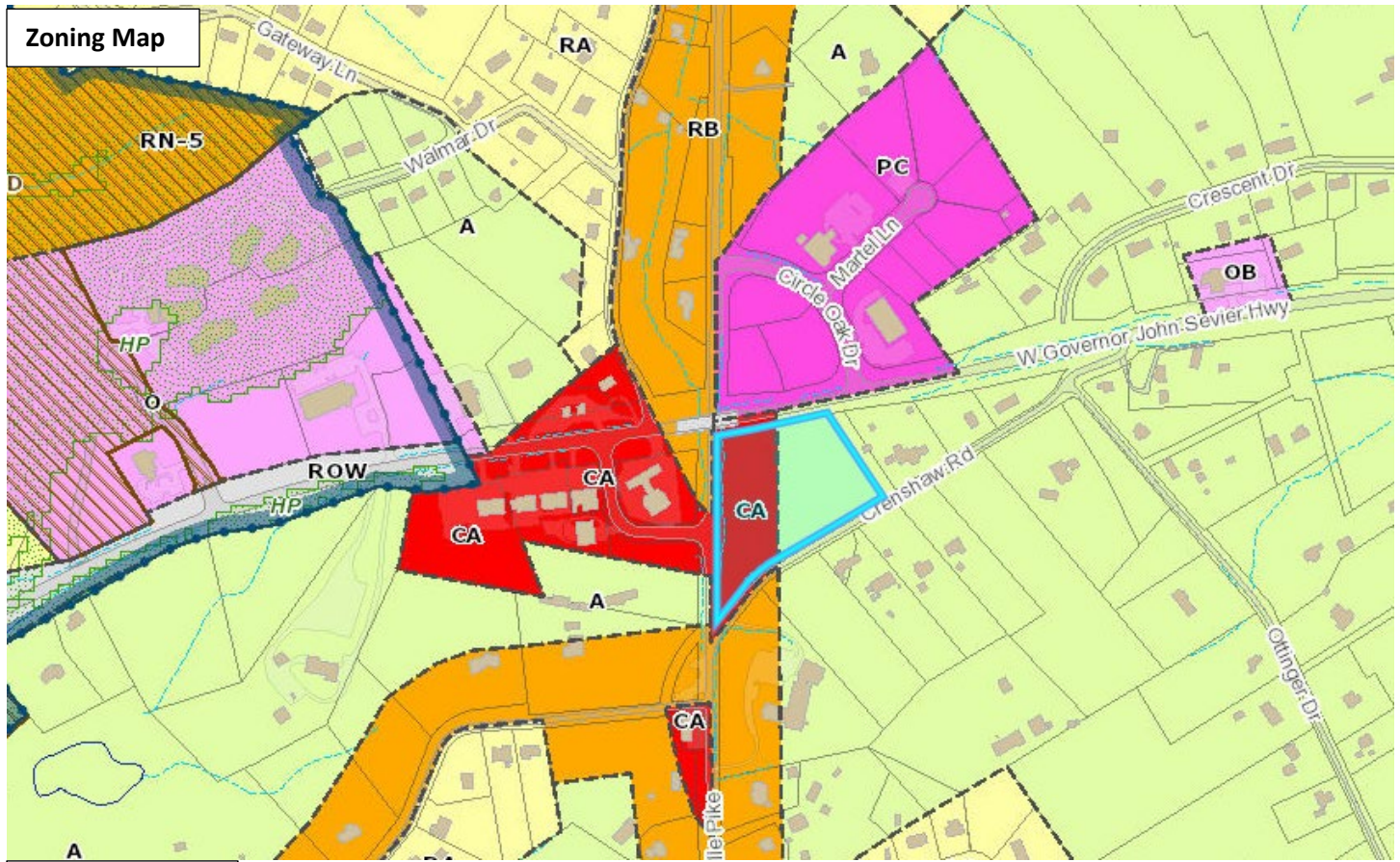


Exhibit A. 1-P-23-RZ\_1-G-23-SP Contextual Images







# 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

### Kishor Tailor

Applicant Name

Affiliation

**11/28/2022**

Date Filed

**1/12/2023**

Meeting Date (if applicable)

**1-G-23-SP / 1-P-23-RZ**

File Number(s)

## CORRESPONDENCE

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

### Kishor Tailor

Name / Company

**3934 Shipwreck Knoxville TN 37920**

Address

**865-684-5102 / abviknoxville@yahoo.com**

Phone / Email

## CURRENT PROPERTY INFO

**David Edmonds/Inbound Marine Corp P Maryville TN 37801**

Owner Name (if different)

Owner Address

Owner Phone / Email

### 0 CRENSHAW RD

Property Address

**147 109**

Parcel ID

**4.33 acres**

Tract Size

Part of Parcel (Y/N)?

**Knox-Chapman Utility District**

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Crenshaw Rd, east side of Maryville Pike, south side of W. Governor John Sevier Hwy**

General Location

City

**Commission District 9**

**CA (General Business), A (Agricultural)**

**Agriculture/Forestry/Vacant Land**

Count

District

Zoning District

Existing Land Use

**South County**

**NC (Neighborhood 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	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>PR (Planned Residential)</b>	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment <b>MDR (Medium Density Residential)</b>	
Proposed Plan Designation(s)	

### up to 12 du/ac

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 <b>\$1,300.00</b>	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2	
<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 3	

## AUTHORIZATION

Applicant Signature	<b>Kishor Tailor</b> Please Print	<b>11/28/2022</b> Date
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Property Owner Signature	<b>David Edmonds/Inbound Marine Corp PO Box 6027</b> Please Print	<b>11/28/2022</b> Date
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I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



# 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

Kishor Tailor

Applicant Name

Affiliation

11/18/22

01/12/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

## 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

Kishor Tailor

Name

Company

3934 Shipwreck

Knoxville

Tn

37920

Address

City

State

ZIP

865-684-5102

Abviknoxville@yahoo.com

Phone

Email

## CURRENT PROPERTY INFO

Inbound Marine Corp

PO Box 6027

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Crenshaw Rd

147 109

Property Address

Parcel ID

KCUD

KCUD

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   **Planned Residential**

Proposed Zoning

Plan Amendment Change   **MDR**

Proposed Plan Designation(s)

**medium**

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

 **Kishor Tailor**   11/18/22  
Applicant Signature

**Kishor Tailor**  
Please Print

11/18/22  
Date

Phone Number

Email

 **David Edmonds**  
Property Owner Signature

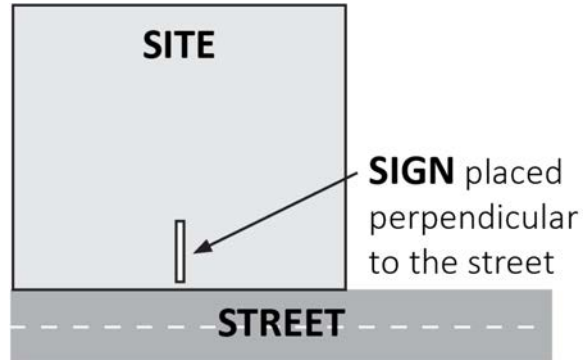
dotloop verified  
11/19/22 1:18 PM EST  
HJUK-PLL1-YUQY-HSS7

**David Edmonds**  
Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

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:***

\_\_\_\_\_ 12/31/2022 \_\_\_\_\_ and \_\_\_\_\_ 1/13/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Kishor Tailor

Date: 11/28/22

File Number: 1-P-23-RZ\_1-G-23-SP

- Sign posted by Staff
- Sign posted by Applicant