



PLAN AMENDMENT REPORT

▶ **FILE #:** 7-D-24-SP

AGENDA ITEM #: 39

AGENDA DATE: 7/11/2024

▶ **APPLICANT:** KOKILA ESTATES, LLC
OWNER(S): Kokila Estates, LLC

TAX ID NUMBER: 58 D K 020, 022 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 5303 JACKSBORO PIKE (3225 ESSARY DR)

▶ **LOCATION:** North side of Essary Dr, west side of Jacksboro Pike

▶ **APPX. SIZE OF TRACT:** 1.34 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: One parcel is accessed via Essary Drive, a major collector street with a pavement width of 20.5 ft within a 102-ft right-of-way. The other parcel is accessed via Jacksboro Pike, a major collector street with a pavement width of 21 ft within a 34-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

▶ **PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential)

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

EXTENSION OF PLAN DESIGNATION: No, this will not be an extension.

HISTORY OF REQUESTS: In 1983, the property was rezoned from R-2 (General Residential) to R-1 (Low Density Residential) as part of a government rezoning for a larger area (10-N-83-RZ). In 1986, the property was rezoned back to R-2 (7-G-86-RZ).

SURROUNDING LAND USE AND PLAN DESIGNATION:
North: Single family residential - LDR (Low Density Residential)
South: Public/quasi public land (fire station), single family residential - CI (Civic/Institutional), LDR (Low Density Residential)
East: Single family residential - LDR (Low Density Residential)
West: Single family residential - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT The property is located in Fountain City north of the Historic Gibbs Drive neighborhood. The area is primarily comprised of single family detached homes and duplexes. Central High School is located in the next block to the west side.

STAFF RECOMMENDATION:

- **Postpone the application for 30 days to be heard at the Planning Commission meeting on August 8, 2024, as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Fountain City Elementary, Gresham Middle, and Central High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 8/6/2024 and 8/20/2024. 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.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 7-D-24-RZ
7-C-24-PA

AGENDA ITEM #: 39
AGENDA DATE: 7/11/2024

▶ **APPLICANT:** KOKILA ESTATES, LLC
OWNER(S): Kokila Estates, LLC

TAX ID NUMBER: 58 D K 020, 022 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 5303 JACKSBORO PIKE (3225 ESSARY DR)

▶ **LOCATION:** North side of Essary Dr, west side of Jacksboro Pike

▶ **TRACT INFORMATION:** 1.34 acres.

SECTOR PLAN: North City

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

ACCESSIBILITY: One parcel is accessed via Essary Drive, a major collector street with a pavement width of 20.5 ft within a 102-ft right-of-way. The other parcel is accessed via Jacksboro Pike, a major collector street with a pavement width of 21 ft within a 34-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RN-4 (General Residential Neighborhood)

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

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No, this will not be an extension.

HISTORY OF ZONING REQUESTS: In 1983, the property was rezoned from R-2 (General Residential) to R-1 (Low Density Residential) as part of a government rezoning for a larger area (10-N-83-RZ). In 1986, the property was rezoned back to R-2 (7-G-86-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood), RN-2 (Single-Family Residential Neighborhood)

ZONING South: Public/quasi public land (fire station), single family residential - CI (Civic/Institutional), LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

East: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

West: Single family residential - LDR (Low Density Residential) - RN-1
(Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The property is located in Fountain City north of the Historic Gibbs Drive neighborhood. The area is primarily comprised of single family detached homes and duplexes. Central High School is located in the next block to the west side.

STAFF RECOMMENDATION:

- ▶ **Postpone the application for 30 days to be heard at the Planning Commission meeting on August 8, 2024, as requested by the applicant.**



COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Fountain City Elementary, Gresham Middle, and Central High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 8/6/2024 and 8/20/2024. 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.



Request to Postpone • Table • Withdraw

Kokila Estates, LLC

7-1-2024

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

Date of Request

July 11, 2024

Scheduled Meeting Date

File Number(s)

7-D-24-SP; 7-C-24-PA; 7-D-24-RZ

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 8, 2024 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.

Benjamin C. Mullins

Applicant Signature

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

STAFF ONLY

Shelley Gray

07/01/2024

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

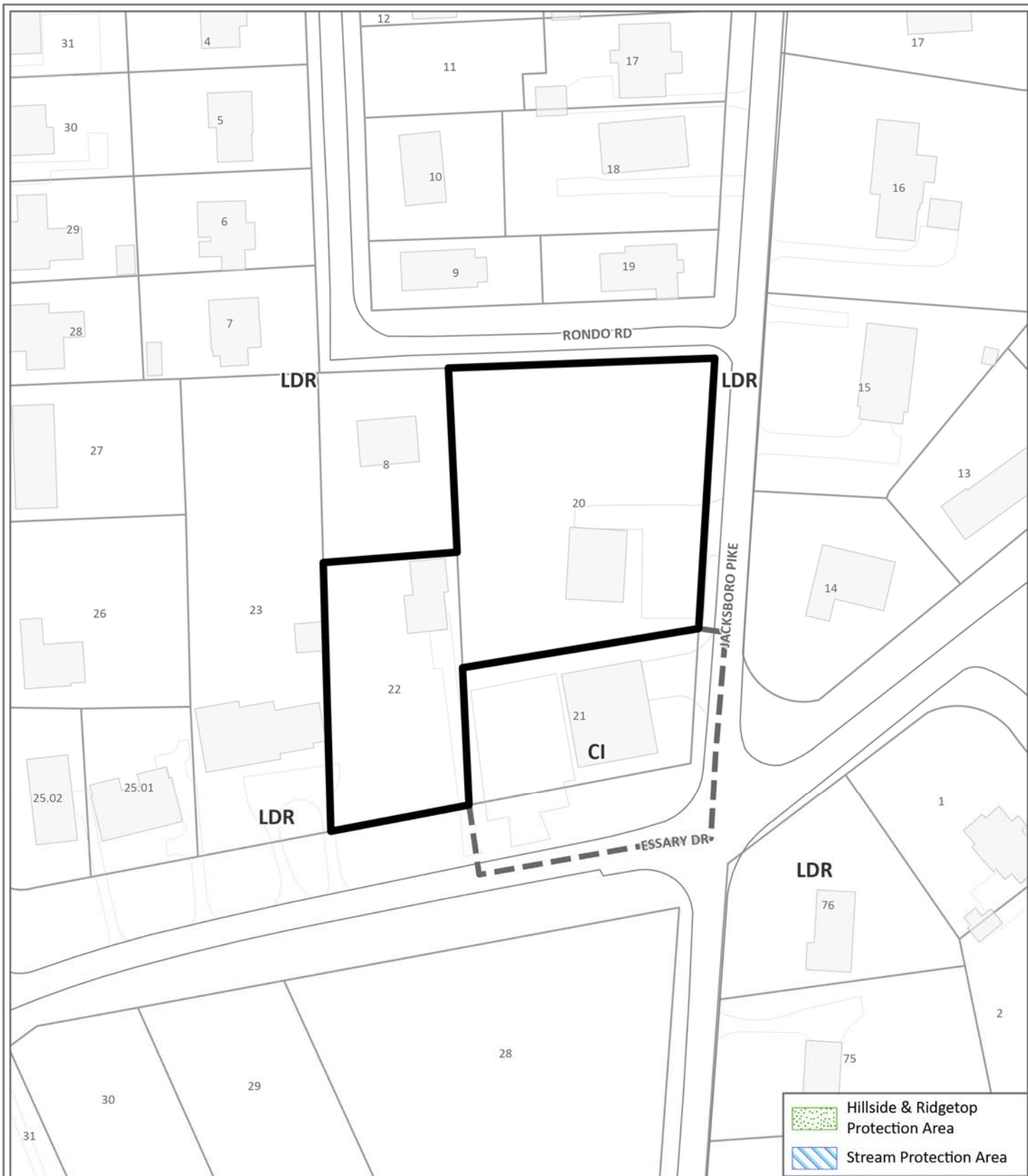
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



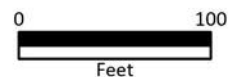
**7-D-24-SP
NORTH CITY SECTOR PLAN MAP**

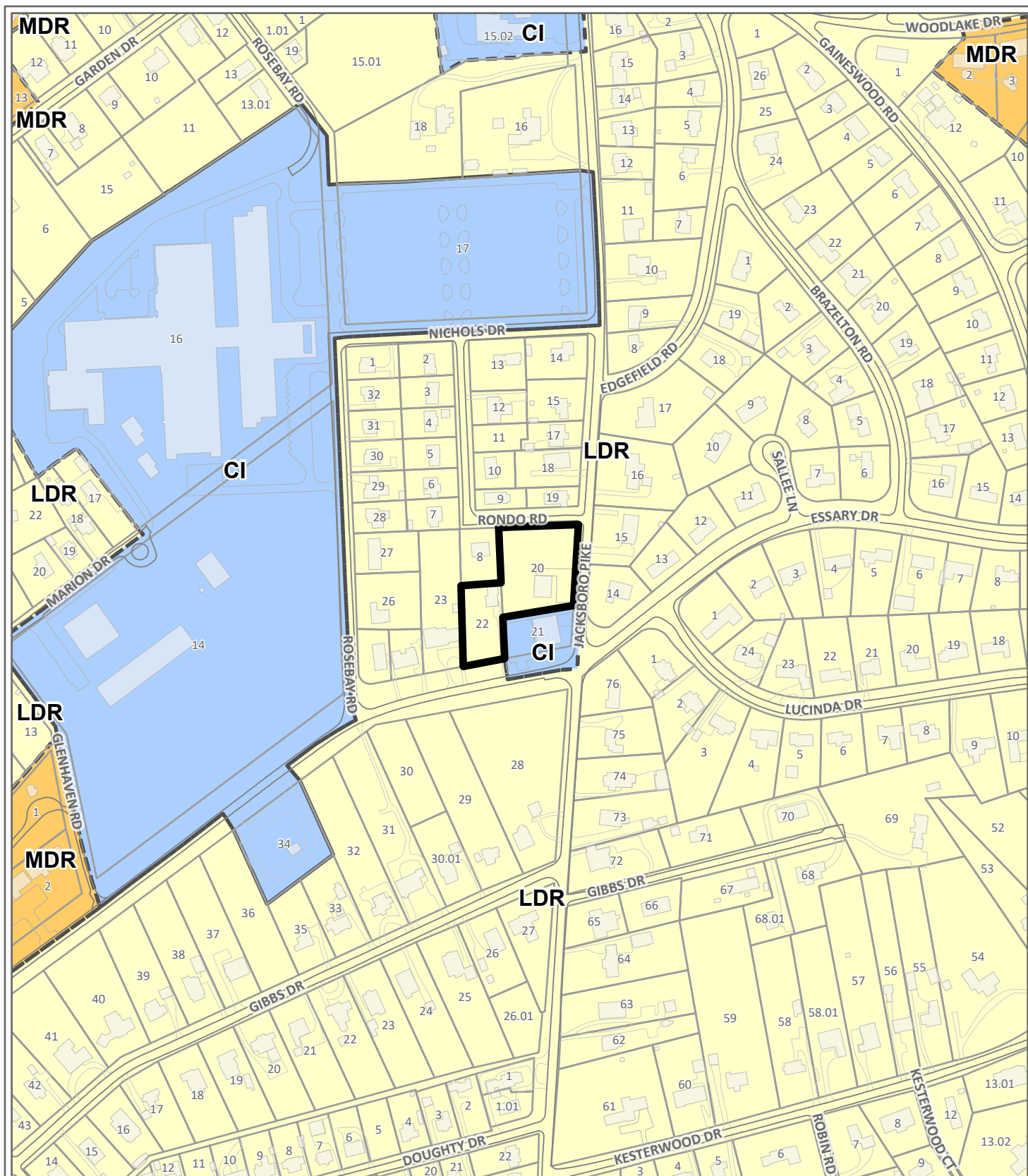
Petitioner: Kokila Estates, LLC

From: LDR (Low Density Residential)
To:

Map No: 58
Jurisdiction: City

Original Print Date: 6/21/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





ONE YEAR PLAN MAP

7-C-24-PA

Petitioner: Kokila Estates, LLC



From: LDR (Low Density Residential)

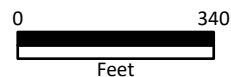
To: MDR (Medium Density Residential)

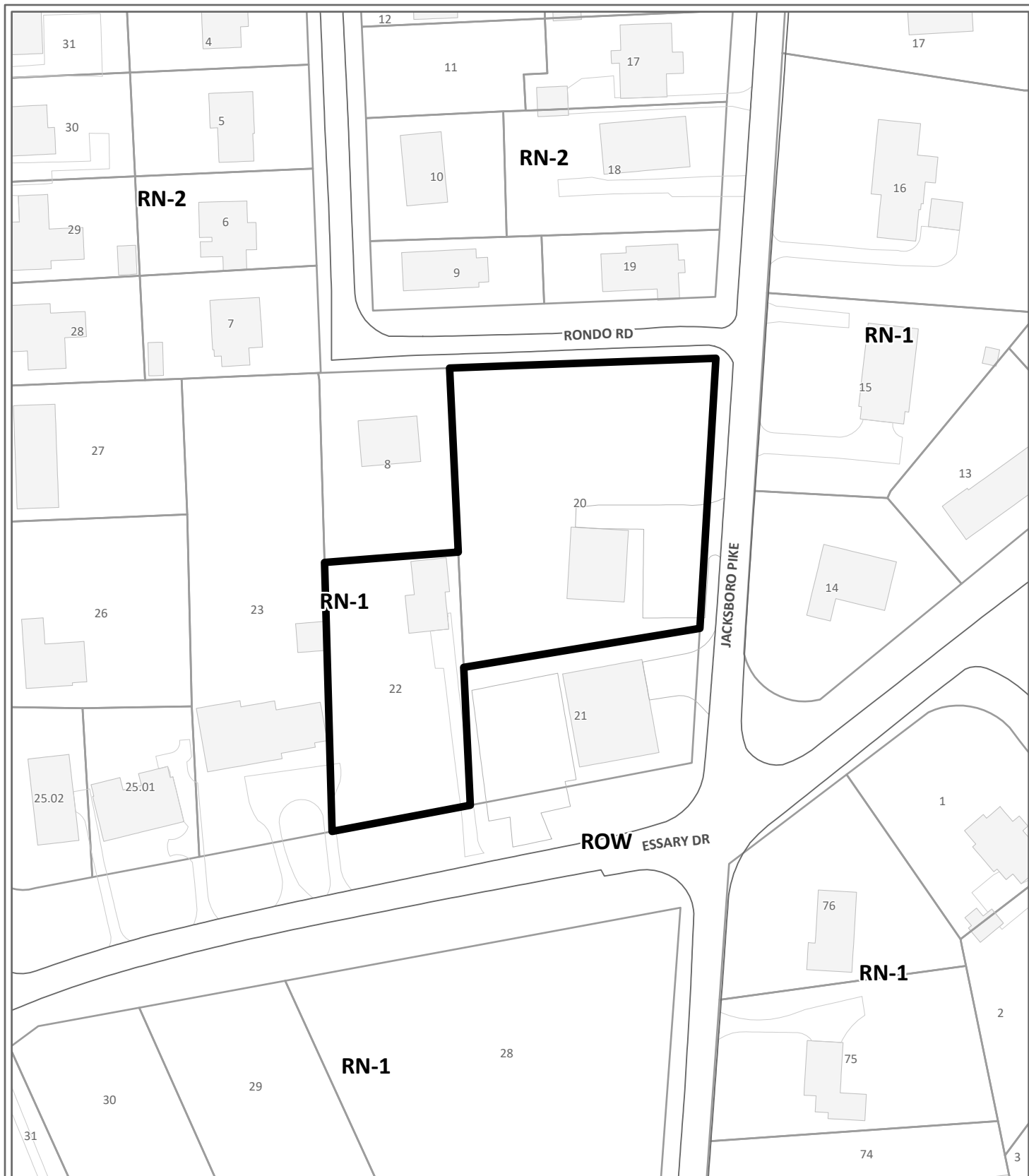
Map No: 58

Jurisdiction: City

Original Print Date: 6/3/2024

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





REZONING

7-D-24-RZ

Petitioner: Kokila Estates, LLC



From: RN-1 (Single-Family Residential Neighborhood)

To: RN-4 (General Residential Neighborhood)

Map No: 58
Jurisdiction: City

Original Print Date: 6/3/2024
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

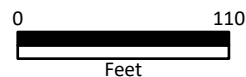
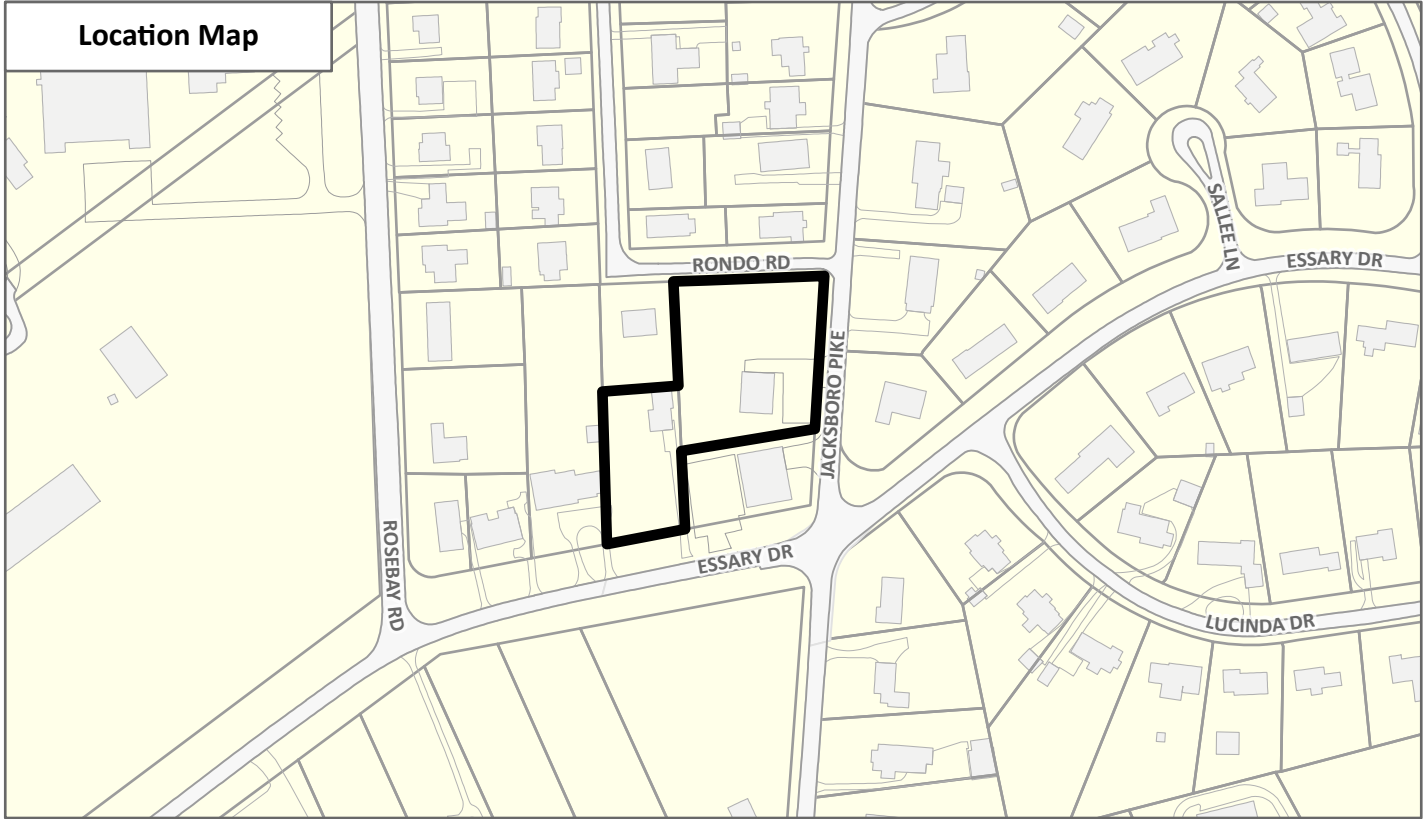


Exhibit A. Contextual Images

Location Map



Aerial Map

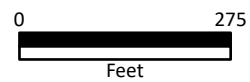


CONTEXTUAL MAPS 1

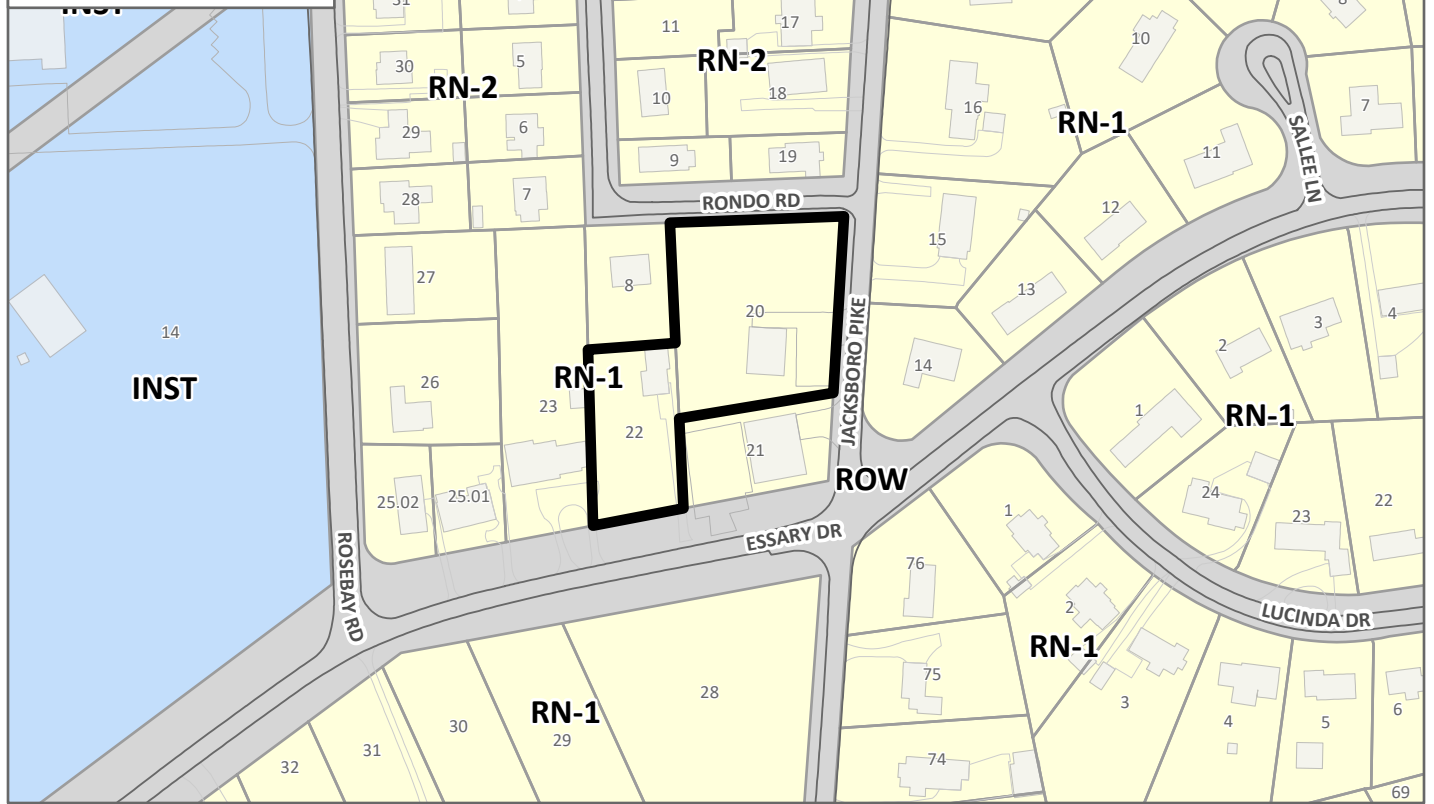
7-C-24-PA / 7-D-24-RZ



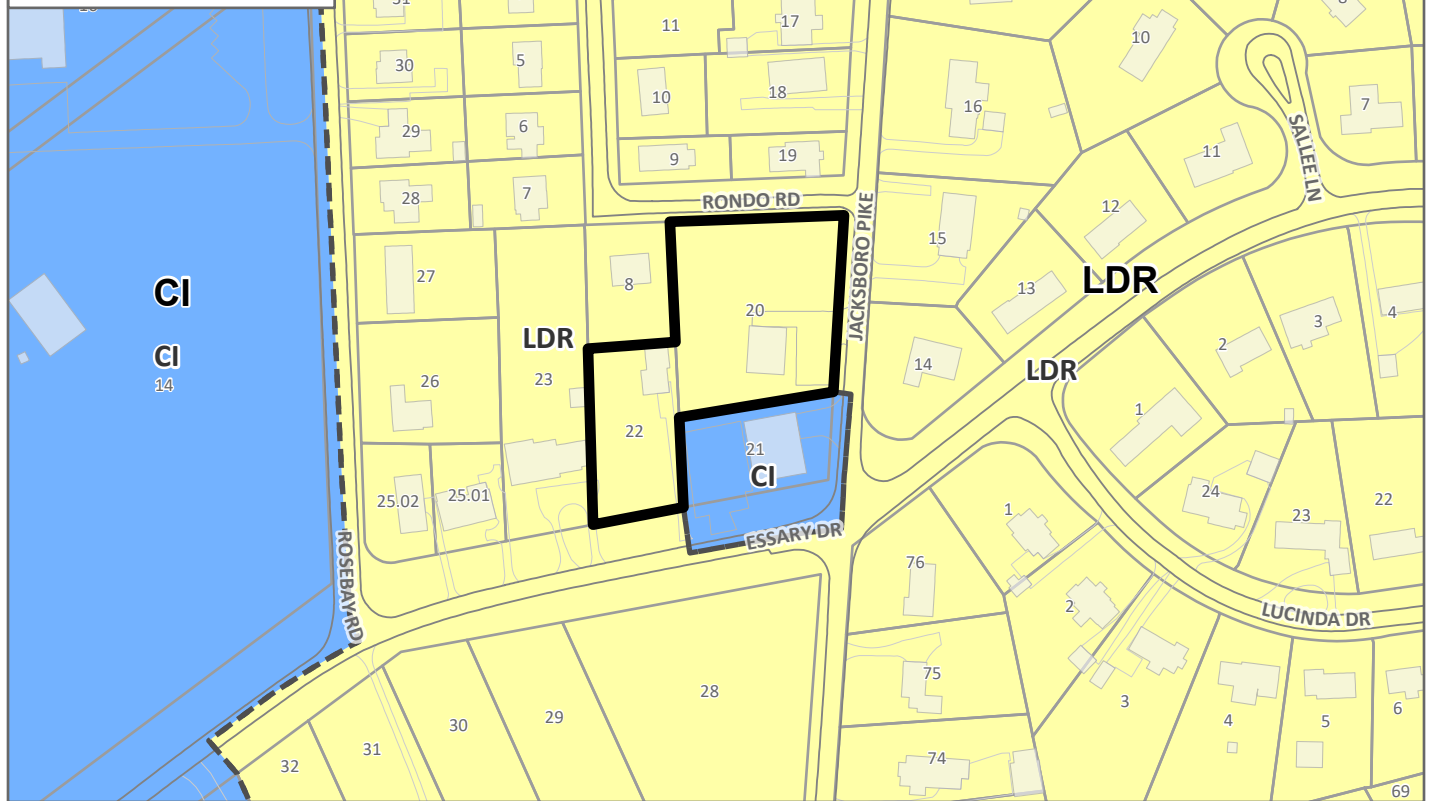
Case boundary



Zoning Map



Sector Plan Map

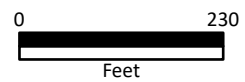


CONTEXTUAL MAPS 2

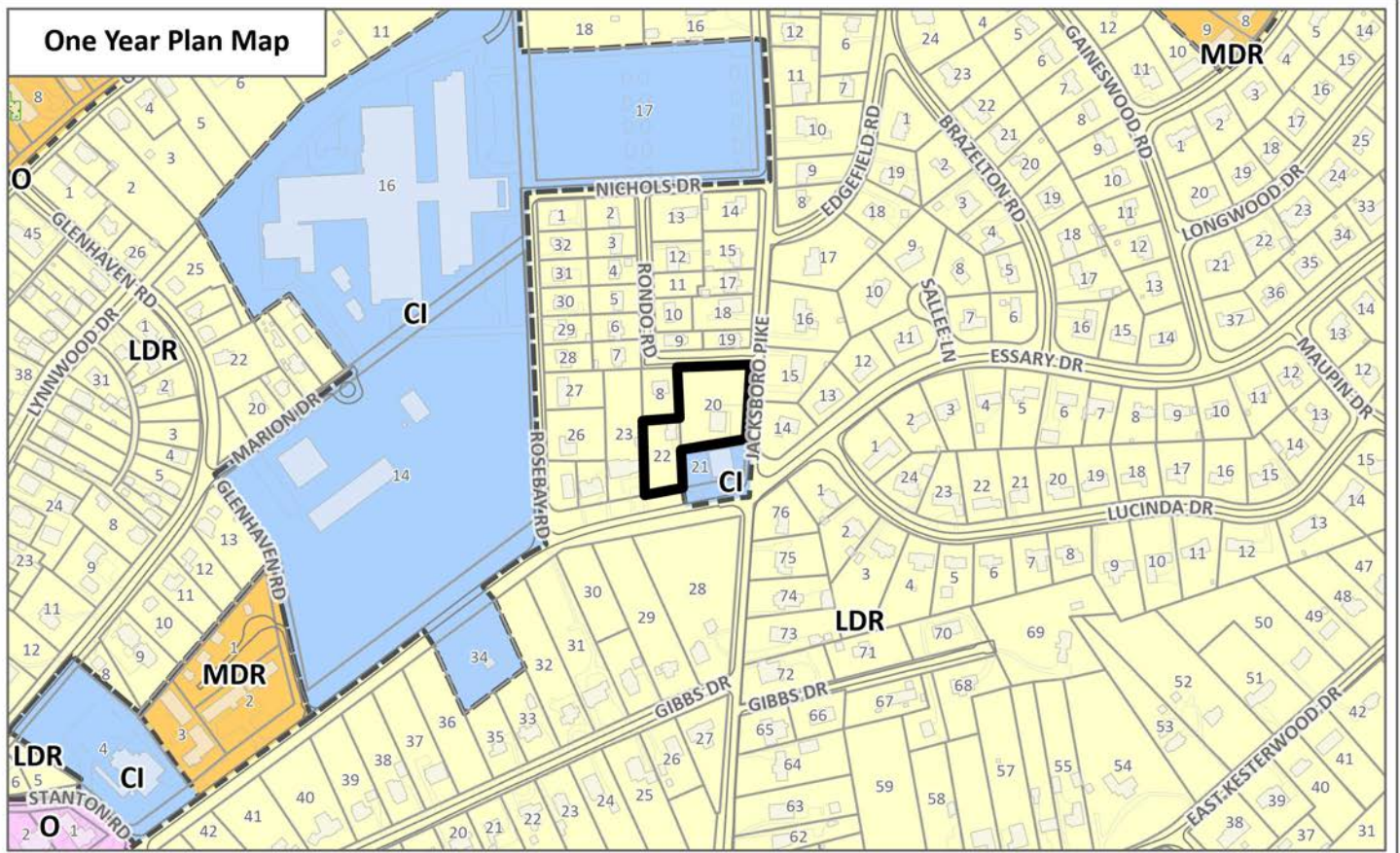
7-C-24-PA / 7-D-24-RZ



Case boundary



One Year Plan Map



Existing Land Use Map

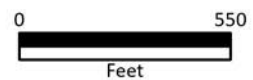


CONTEXTUAL MAPS 3

7-D-24-RZ / 7-C-24-PA



Case boundary





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Kokila Estates, LLC

Applicant Name

Affiliation

5/28/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-D-24-SP

File Number(s)

CORRESPONDENCE

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

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37902

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

Kokila Estates, LLC

Owner Name (if different)

11972 Black Rd Knoxville TN 37932

Owner Address

865-336-6868

Owner Phone / Email

5303 JACKSBORO PIKE / 3225 ESSARY DR

Property Address

58 D K 020, 022

Parcel ID

1.34 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Essary Dr, west side of Jacksboro Pike

General Location

City

Council District 4

RN-1 (Single-Family Residential Neighborhood)

Office, Single Family Residential

County District

Zoning District

Existing Land Use

North City

LDR (Low Density Residential)

N/A (Within City Limits)

Planning Sector

Land Use (City)/Place Type (County)

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 _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	RN-4 (General Residential Neighborhood) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	MDR (Medium Density Residential) Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$1,700.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	Kokila Estates, LLC Please Print	5/28/2024 Date
---------------------	--	--------------------------

Phone / Email		
Property Owner Signature	Kokila Estates, LLC Please Print	5/28/2024 Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Kokila Estates, LLC

Applicant Name

Affiliation

5/28/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-C-24-PA / 7-D-24-RZ

File Number(s)

CORRESPONDENCE

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

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37902

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

Kokila Estates, LLC

Owner Name (if different)

11972 Black Rd Knoxville TN 37932

Owner Address

865-336-6868

Owner Phone / Email

5303 JACKSBORO PIKE / 3225 ESSARY DR

Property Address

58 D K 020, 022

Parcel ID

1.34 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Essary Dr, west side of Jacksboro Pike

General Location

City

Council District 4

RN-1 (Single-Family Residential Neighborhood)

Office, Single Family Residential

County District

Zoning District

Existing Land Use

North City

LDR (Low Density Residential)

N/A (Within City Limits)

Planning Sector

Land Use (City)/Place Type (County)

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 _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	RN-4 (General Residential Neighborhood) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	MDR (Medium Density Residential) Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$1,700.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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: Kokila Estates, LLC Please Print Date: 5/28/2024

Phone / Email: _____

Property Owner Signature: Kokila Estates, LLC Please Print Date: 5/28/2024

(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 PA
- Rezoning

Kokila Estates, LLC

Owner

Applicant Name

Affiliation

05/21/2024

July 11, 2024

Date Filed

Meeting Date (if applicable)

File Number(s)

7-D-24-RZ
7-C-24-PA
7-D-24-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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

11972 Black Road Knoxville, TN 37932 865-336-6868

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5303 Jacksboro Pk. and 3225 Essary Dr.

058DK020 and 058DK022

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

W of Jacksboro Pk/S of Rondo Rd; N of Essary Dr./E of Rosebay Rd/W of ~1.35 acres

General Location

Tract Size

City County

RN-1

OF and AgForVac

District

Zoning District

Existing Land Use

North City

LDR

NA (in City)

Planning Sector

Land Use / Place Type
CITY COUNTY

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 _____

Combine Parcels Divide Parcel Total Number of Lots Created _____

Unit / Phase Number _____

Other (specify) _____
 Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change **RN-4**
 Proposed Zoning

Plan Amendment Change **MDR**
 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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0604	\$650.00	
0801	\$650.00	\$1,300.00
		\$1,700.00
Fee 3		
0605	\$1,050.00	

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

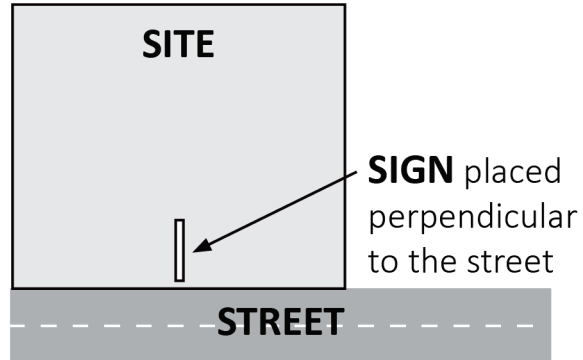
 for Kokila Estates, LLC 5-17-24
 Applicant Signature Please Print Date

865-546-9321 bmullins@fmsllp.com
 Phone Number Email

 Kairav Vyas 05/21/2024, SG \$1,300.00
 Property Owner Signature Please Print Date Paid

Pending pymt of diff \$400.00

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:

_____ 06/28/2024 _____ and _____ 07/12/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Kokila Estates, LLC

Date: 05/21/2024

File Number: 7-D-24-RZ, 7-C-24-PA & 7-D-24-SP

- Sign posted by Staff
- Sign posted by Applicant