

REZONING REPORT

► **FILE #:** 8-I-24-RZ

AGENDA ITEM #: 14

AGENDA DATE: 8/8/2024

► **APPLICANT:** DD DEVELOPMENT VENTURES CORPORATION

OWNER(S): Dr. Debra Durst, DD Development Ventures Corporation

TAX ID NUMBER: 121 A B 00203

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 6504 DEANE HILL DR

► **LOCATION:** South side of Deane Hill Dr, east of Royal Crown Dr

► **APPX. SIZE OF TRACT:** 0.62 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (within City limits)

ACCESSIBILITY: Access is via Deane Hill Drive, a major collector street with a 20-ft pavement width within a right-of-way that varies from 45 ft to 65 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Fourth Creek

► **PRESENT ZONING:** I-G (General Industrial)

► **ZONING REQUESTED:** O (Office)

► **EXISTING LAND USE:** Office



EXTENSION OF ZONE: Yes, this will be a minor extension from across the street.

HISTORY OF ZONING: In 1984, the property was rezoned from I-2 to C-6 (8-J-84-RZ).

SURROUNDING LAND USE AND ZONING: North: Commercial - O (Office)

South: Agriculture/forestry/vacant land - I-G (General Industrial)

East: Wholesale - I-G (General Industrial)

West: Commercial - I-G (General Industrial)

NEIGHBORHOOD CONTEXT: This area consists of a mix of commercial, office, residential, public/quasi public land (church), and wholesale uses. The property is near Deane Hill Drive's intersection with Kingston Pike, which is 0.4 miles to the northeast.

STAFF RECOMMENDATION:

► **Approve the O (Office) district because it would be consistent with the surrounding development and eliminate the discrepancy between the zoning and land use classification.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. The I-G zoning is not reflective of the subject property's current land use, which has been used as an office building for at least the last 17 years (based on the oldest available Google Streetview for this property).
2. The area has a mix of commercial, office, residential, and wholesale uses and public/quasi public land (church) and it is shifting further away from industrial uses. The most recent development in this section of Deane Hill Drive is a carwash facility approximately 1,100-ft northeast of the property, which was rezoned from I-H to a commercial district in 2021 (8-L-21-RZ). The O district would be a minor extension from across the street.

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

1. The O district is intended to provide for an environment of low intensity office and service uses, mixed with residential uses.
2. The area, which has a mix of uses described above, meets the intent of this district. The property also meets the dimensional standards of the O district.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. The proposed amendment is not expected to have any significant adverse impact on the surrounding area. It is a less intensive district than I-G, which makes it more compatible with the surrounding mix of uses.

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 property has the O (Office) land use classification as defined in the West City Sector Plan and the One Year Plan, which does not support the current I-G district. The proposed amendment would eliminate the discrepancy and align the zoning with the intended land use here.
2. The proposed down-zoning is consistent with the General Plan's Development Policy 9.3 that recommends to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

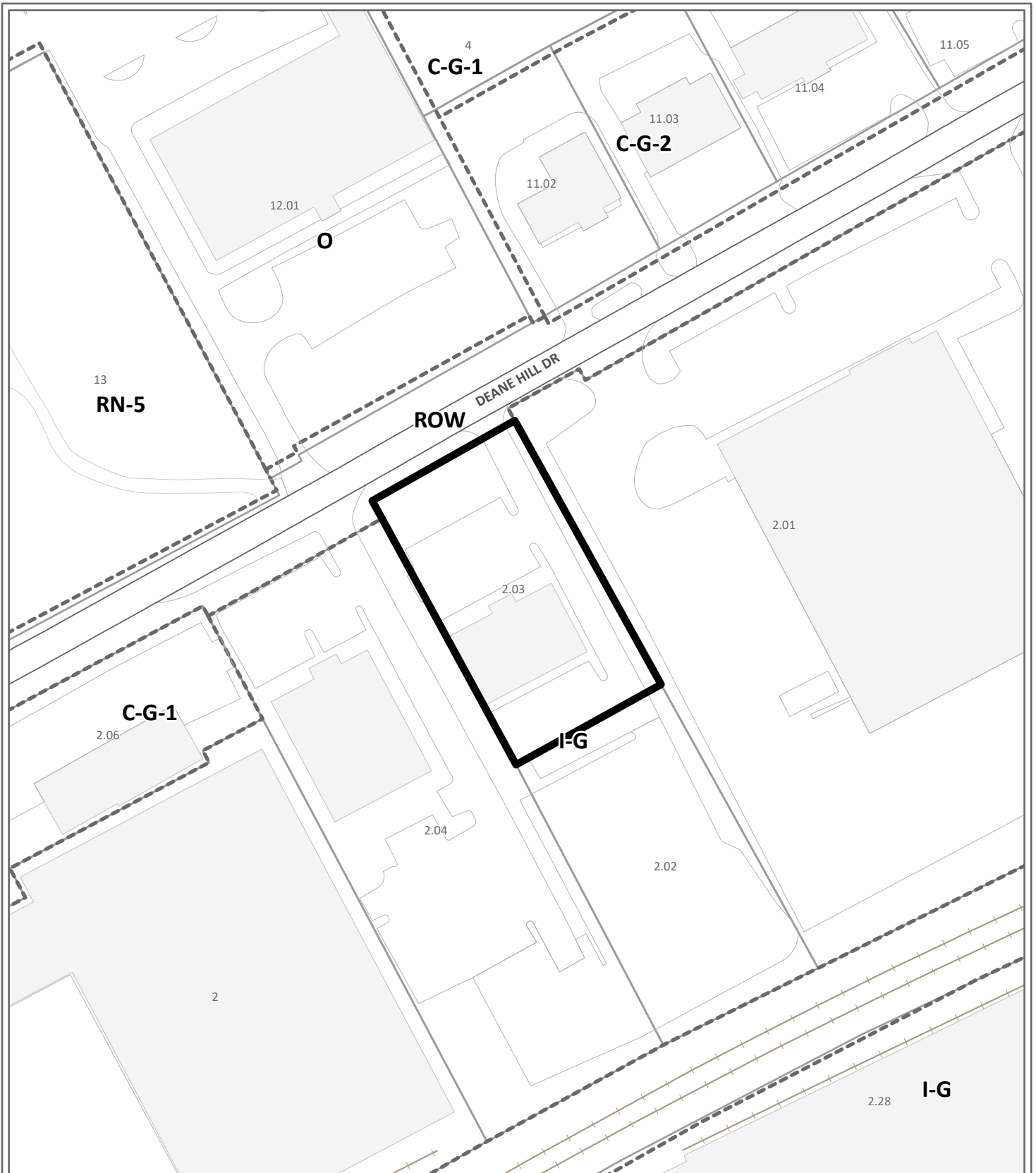
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This is an urbanized area with adequate utility infrastructure and easy access to Kingston Pike, a major throughfare. Uses allowed by the O district should cause less strain on Deane Hill Drive, a major collector, than the uses allowed by the I-G district since the majority of those uses are more intensive and require truck traffic.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/3/2024 and 9/17/2024. 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.



REZONING

8-I-24-RZ



From: I-G (General Industrial)

To: O (Office)

Petitioner: DD Development Ventures Corporation

Map No: 121

Jurisdiction: City

Original Print Date: 7/10/2024

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

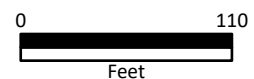
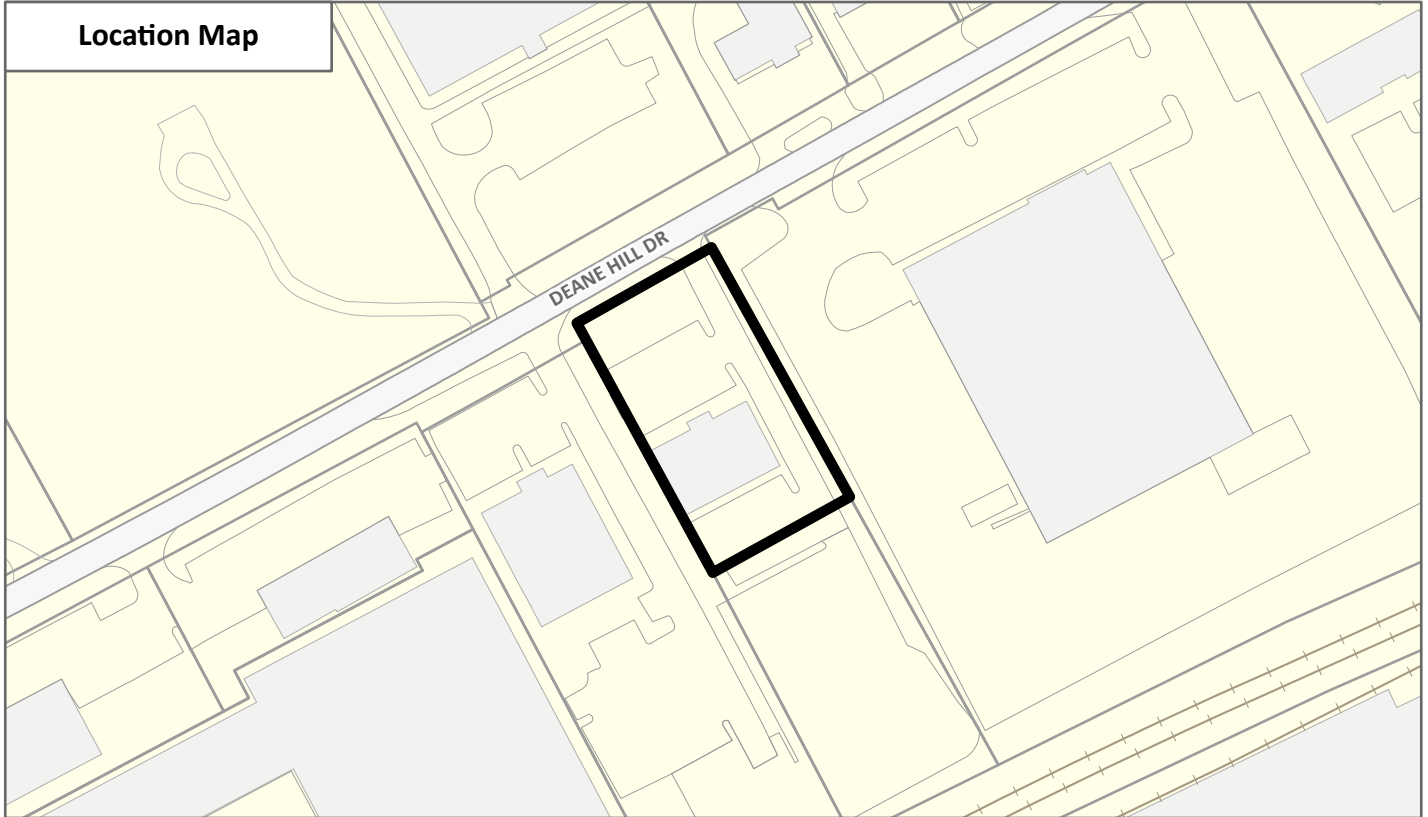


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

8-I-24-RZ

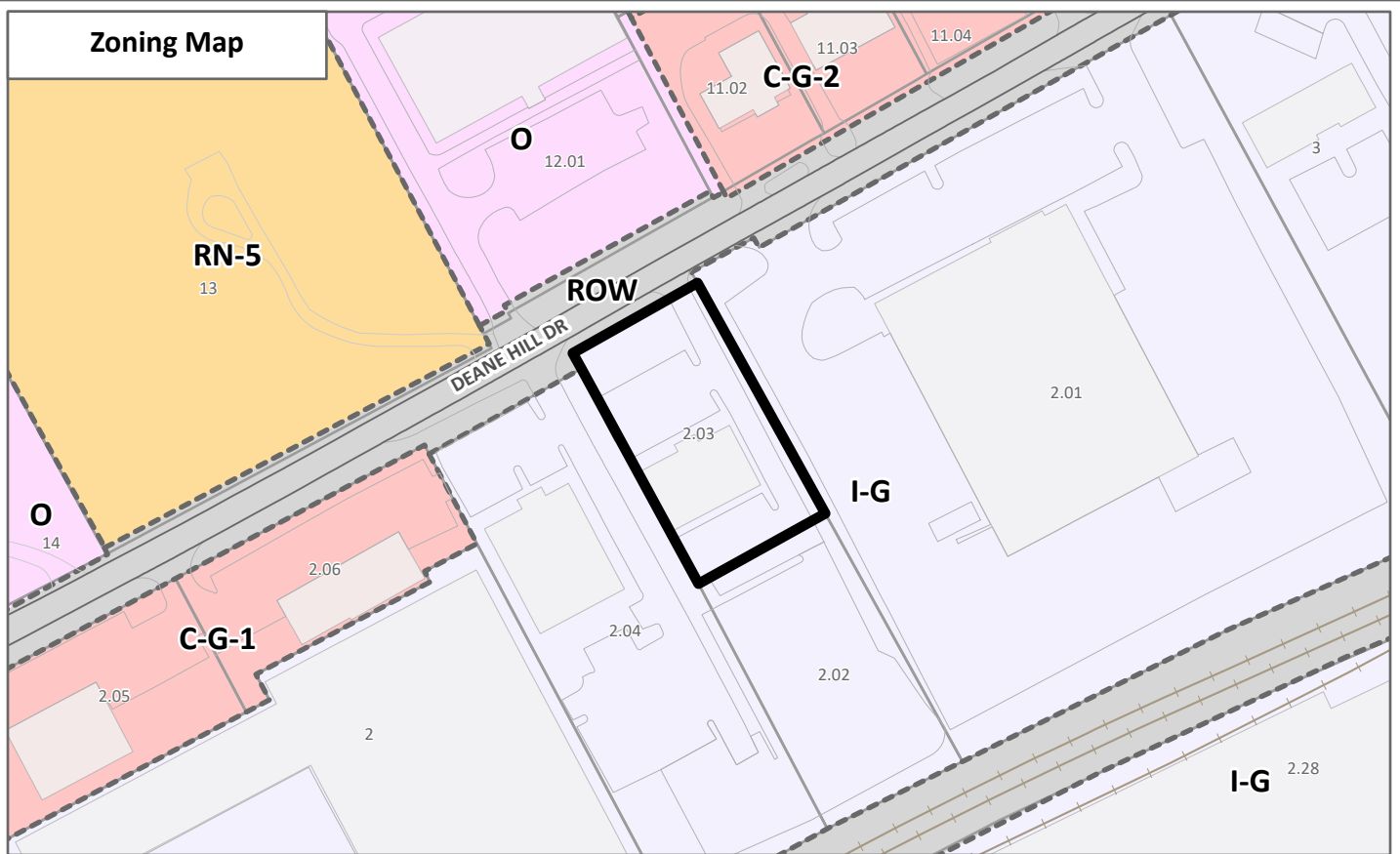


Case boundary

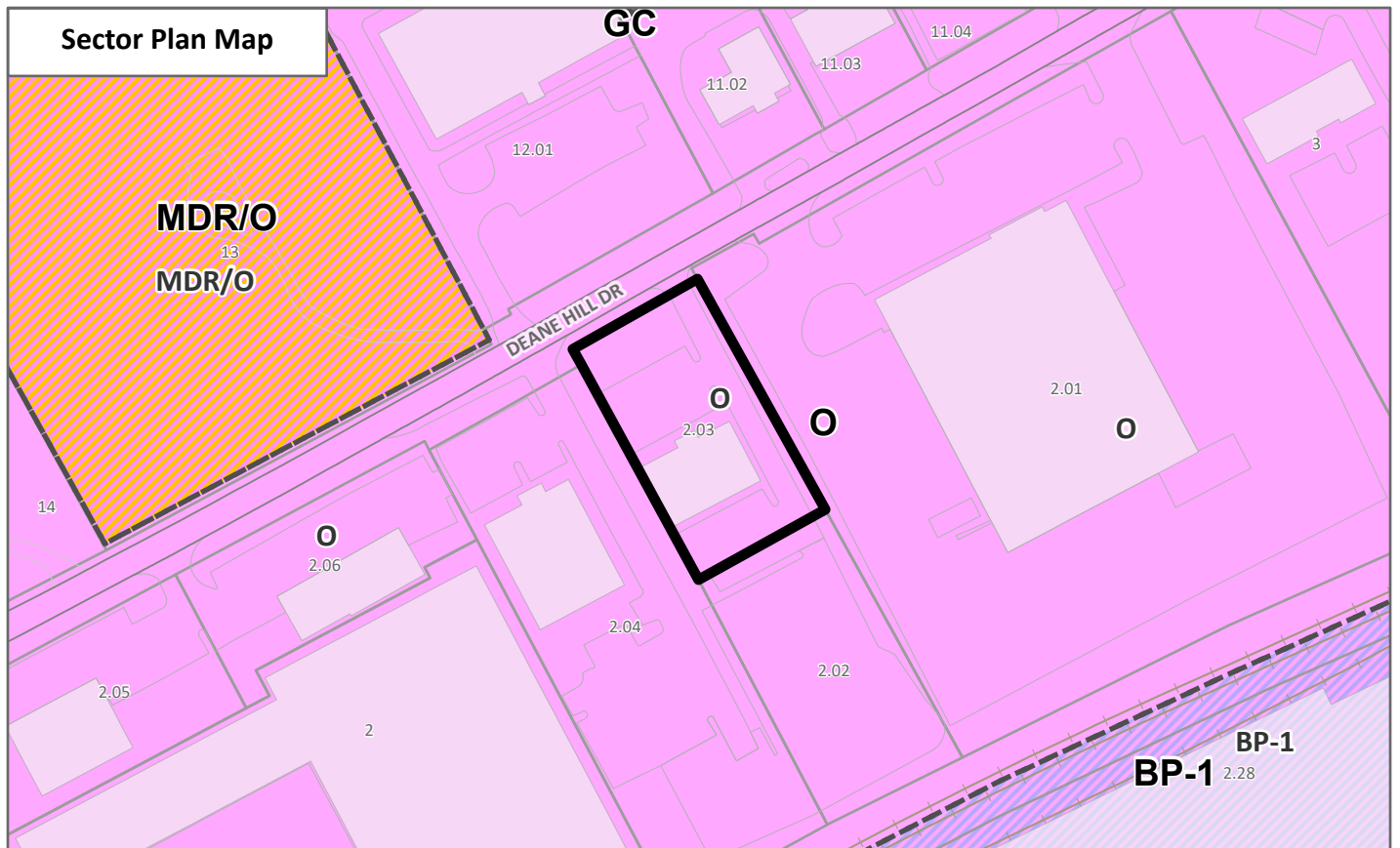
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Feet



Zoning Map



Sector Plan Map

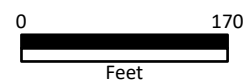


CONTEXTUAL MAPS 2

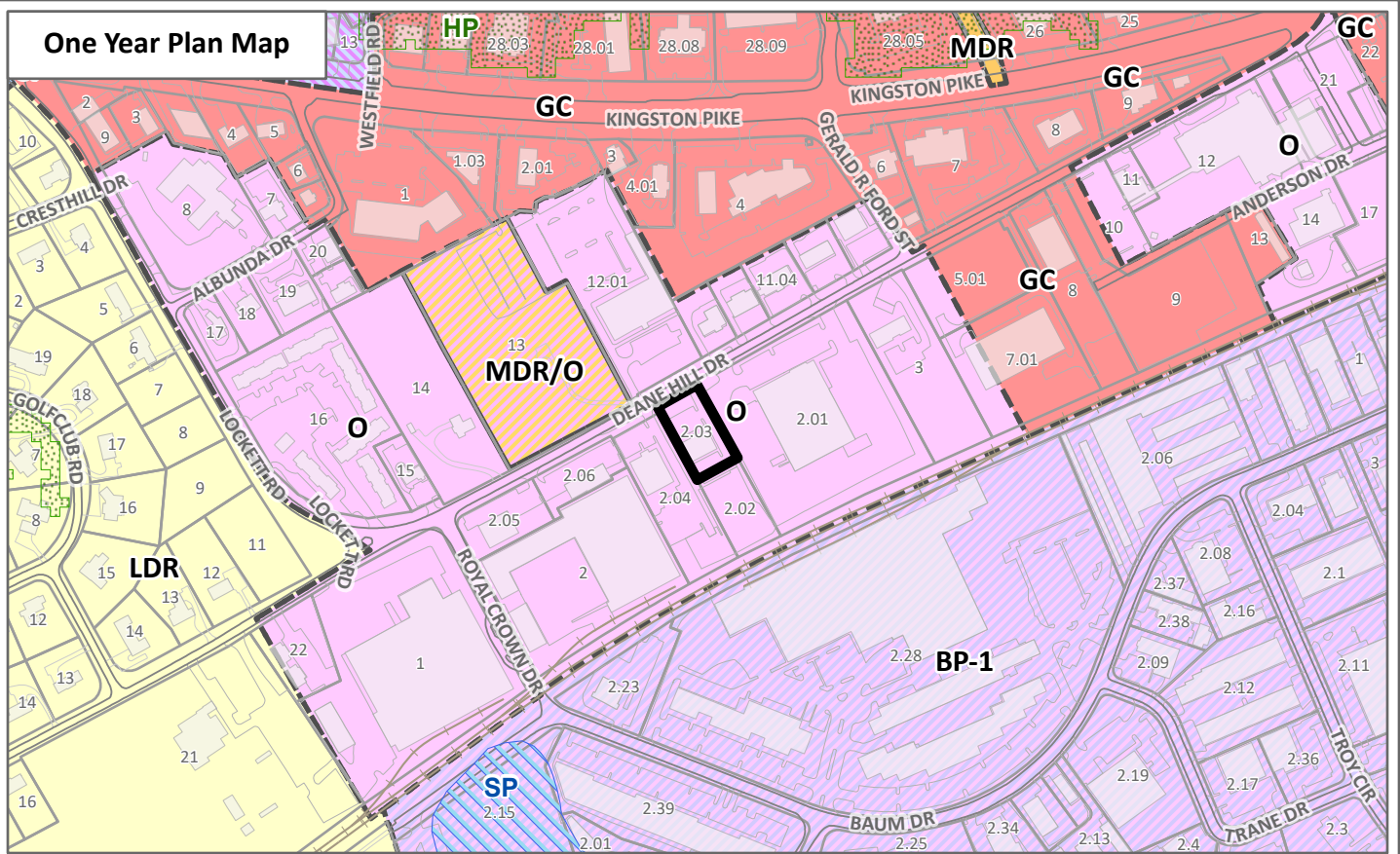
8-I-24-RZ



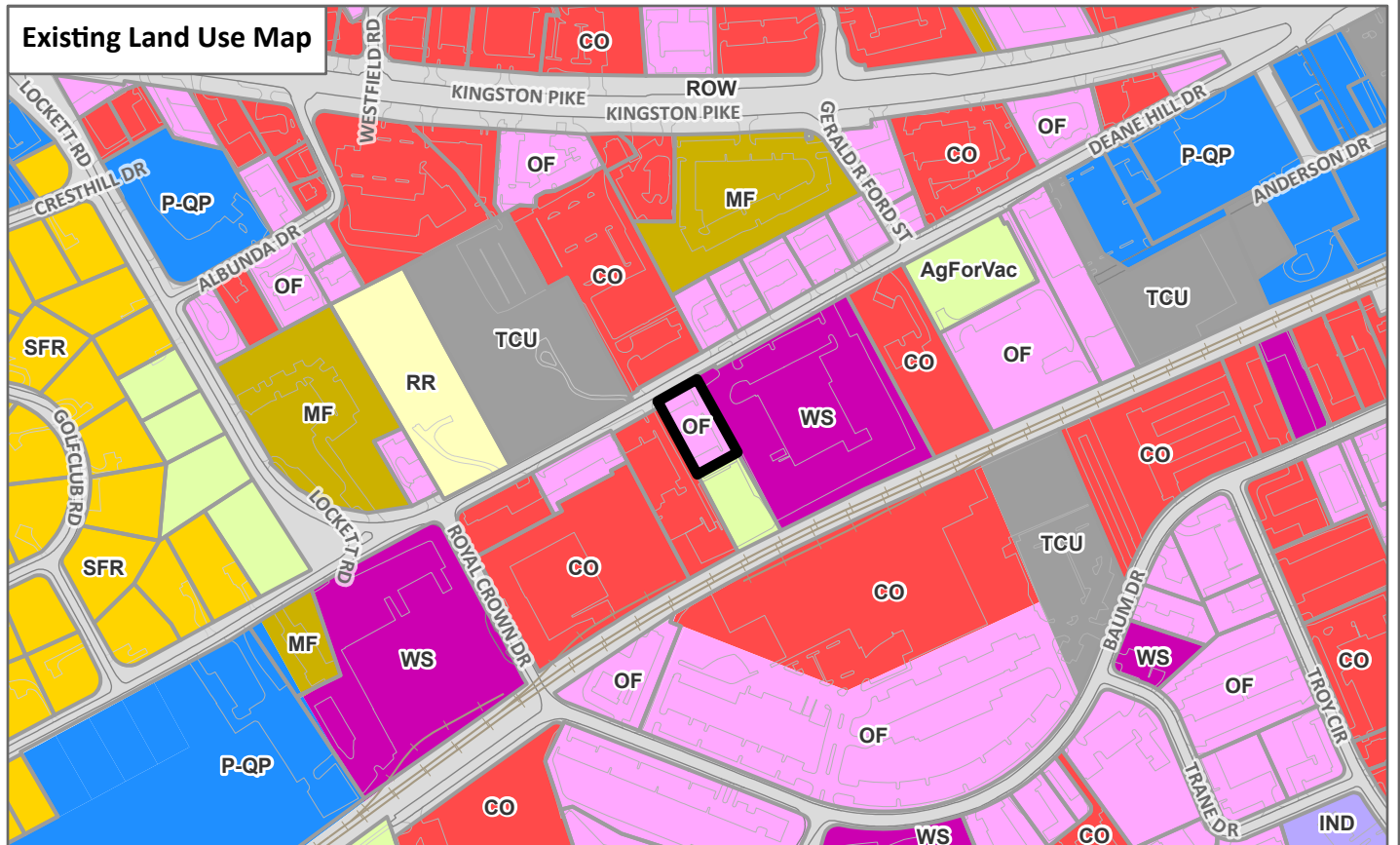
Case boundary



One Year Plan Map



Existing Land Use Map

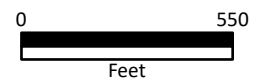


CONTEXTUAL MAPS 3

8-I-24-RZ



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

DD Development Ventures Corporation

Applicant Name

Affiliation

6/20/2024

8/8/2024

8-I-24-RZ

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.

Dr. Debra Durst DD Development Ventures Corporation

Name / Company

1920 Hidden Meadow Dr Knoxville TN 37922

Address

865-323-7485 / ddurst@revitalyzemd.com

Phone / Email

CURRENT PROPERTY INFO

Dr. Debra Durst DD Development Ventu

1920 Hidden Meadow Dr Knoxville TN 37922

865-323-7485 / ddurst@revitaly

Owner Name (if different)

Owner Address

Owner Phone / Email

6504 DEANE HILL DR

Property Address

121 A B 002.03

0.62 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Deane Hill Dr, east of Royal Crown Dr

General Location

☒ City

Council District 2

I-G (General Industrial)

Office

☐ County

District

Zoning District

Existing Land Use

O (Office)

N/A

Land Use (City)/Place Type (County)

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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **O (Office)**
Proposed Zoning

Pending Plat File Number

- ☐ Plan Amendment
Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information

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

\$650.00

Total

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.

DD Development Ventures Corporation

6/20/2024

Applicant Signature

Please Print

Date

Phone / Email

Dr. Debra Durst DD Development Ventures Corporation

6/20/2024

Property Owner Signature

Please Print

Date

(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

DD Development Ventures Corporation

Applicant Name

May 29, 2024

Date Filed

August 8, 2024

Meeting Date (if applicable)

Affiliation

File Number(s)

8-I-24-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

Dr. Debra Durst

DD Development Ventures Corporation

Name

Company

1920 Hidden Meadow Dr.

Knoxville

TN

37922

Address

City

State

ZIP

865-323-7485

ddurst@revitalyzemd.com

Phone

Email

CURRENT PROPERTY INFO

Dr. Debra Durst

1920 Hidden Meadow Dr Knoxville, TN 37922 865-323-7485

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6504 Deane Hill Drive Knoxville, TN 37919

121AB00203

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

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

April 2024

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

O (Office)

Proposed Zoning

☐ Plan Amendment Change

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

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

DD Development Ventures Corporation May 29, 2024

Applicant Signature

Please Print

Date

865-323-7485

ddurst@revitalyzemd.com

Phone Number

Email

Property Owner Signature

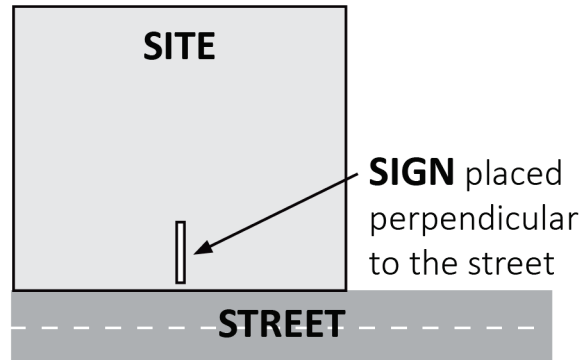
Dr. Debra Durst

Please Print

06/20/2024, SG

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:

_____ **07/26/2024** _____ and _____ **08/09/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: DD Development Ventures Corp

Date: 06/20/2024

File Number: 8-I-24-RZ



Sign posted by Staff



Sign posted by Applicant