



REZONING REPORT

▶ **FILE #:** 10-G-24-RZ

AGENDA ITEM #: 18

AGENDA DATE: 10/3/2024

▶ **APPLICANT:** MAHMOUD SHORMAN

OWNER(S): Mahmoud Shorman

TAX ID NUMBER: 118 I F 00201

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 10641 HIGH MEADOW DR

▶ **LOCATION:** East side of Lovell Road, north side of High Meadow Drive

▶ **APPX. SIZE OF TRACT:** 12495 square feet

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via High Meadow Drive, a local street with a 22-ft pavement width within a 60-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay)

▶ **ZONING REQUESTED:** OB (Office, Medical, and Related Services), TO (Technology Overlay)

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

▶ **EXTENSION OF ZONE:** No, this is not an extension.

HISTORY OF ZONING: In 2004 (11-F-24-RZ), the property was part of a group of parcels rezoned from A (Agricultural), RA (Low Density Residential), and TO (Technology Overlay) to OB (Office, Medical, and Related Services), TO. The property was part of a larger rezoning again in 2021 from OB, TO to PC (Planned Commercial), RA, and TO in 2021 (8-A-21-RZ). The property was then rezoned from PC, RA, and TO to PR (Planned Residential) with up to 3 du/ac and TO in 2022 (12-P-22-RZ).

SURROUNDING LAND USE AND ZONING:
North: Agriculture/forestry/vacant land - PC (Planned Commercial), TO (Technology Overlay)
South: Right-of-way/open space, single family residential - A (Agricultural), TO (Technology Overlay)
East: Single family residential - PR (Planned Residential) with up to 3 du/ac, TO (Technology Overlay)
West: Single family residential - A (Agricultural), TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The subject property is at the entrance of the High Meadow Neighborhood. The surrounding area has a mix of residential, commercial, and office developments along Lovell Road, which is minor arterial street.

STAFF RECOMMENDATION:

- ▶ **Deny the OB (Office, Medical, and Related Services) zone because it would be an encroachment of a nonresidential zone at the entrance to a residential subdivision. The TO (Technology Overlay) zone would be retained.**

COMMENTS:

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. In 2023, the subject property was subdivided into three lots, and two single-family homes were constructed on the two newly created lots adjacent to the east of the subject property. In 2019, a 328-unit apartment complex was built 361 feet west of the subject property, bringing more residential development to this section of Lovell Road, which is already predominantly residential in this area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The OB (Office, Medical, and Related Services) zone is intended to provide for professional and business offices and related activities in centralized, compact locations for business offices, clinics, and medical and dental offices. The OB zone allows uses similar to others in the vicinity and is generally considered a transitional use. However, this property is only 0.29 acres in size, and a non-residential use would require a parking lot. Between the building and required parking, the TTCDA development metrics about the ground area coverage and impervious area coverage may be challenging to meet.
2. The TO (Technology Overlay) zone is intended to provide for physical development review in the Tennessee Technology Corridor Area. The TO zone requires approval of all rezoning requests from the TN Technology Corridor Development Authority (TTCDA). This request will be heard at the September 30th TTCDA meeting (10-A-24-TOR).
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any future development is compatible with the surrounding land uses. The OB zone allows some uses that would be problematic for this site, such as clinics or multifamily developments with up to 12 du/ac (which on this property could yield up to three dwellings).

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

1. The subject property is at the entrance of an established residential neighborhood. The proposed rezoning could bring non-residential traffic to High Meadow Drive, a residential street solely intended to provide access to and from the neighborhood.
2. The subject property is a small 0.29-acre lot that must meet the setback, landscaping, and parking requirements of the TTCDA Guidelines and the Knox County Code. As mentioned previously, the space on the property is limited, and a non-residential use would be challenging to fit on the property and meet these requirements. The needed parking for most service-oriented and office uses could also lead to on-street parking, which could disrupt the neighborhood's residential character.

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

1. The subject property's place type is CMU (Corridor Mixed Use) in the Knox County Comprehensive Plan. The OB zone is listed as directly related to this place type, and the allowed uses in the OB zone align with its intent.
2. The rezoning does not comply with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The subject property is located at the entrance to an established residential neighborhood.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern and promotes the expansion of the Knox County economy. The allowable uses and lot sizes in the OB zone align with the intent of the Planned Growth Area.

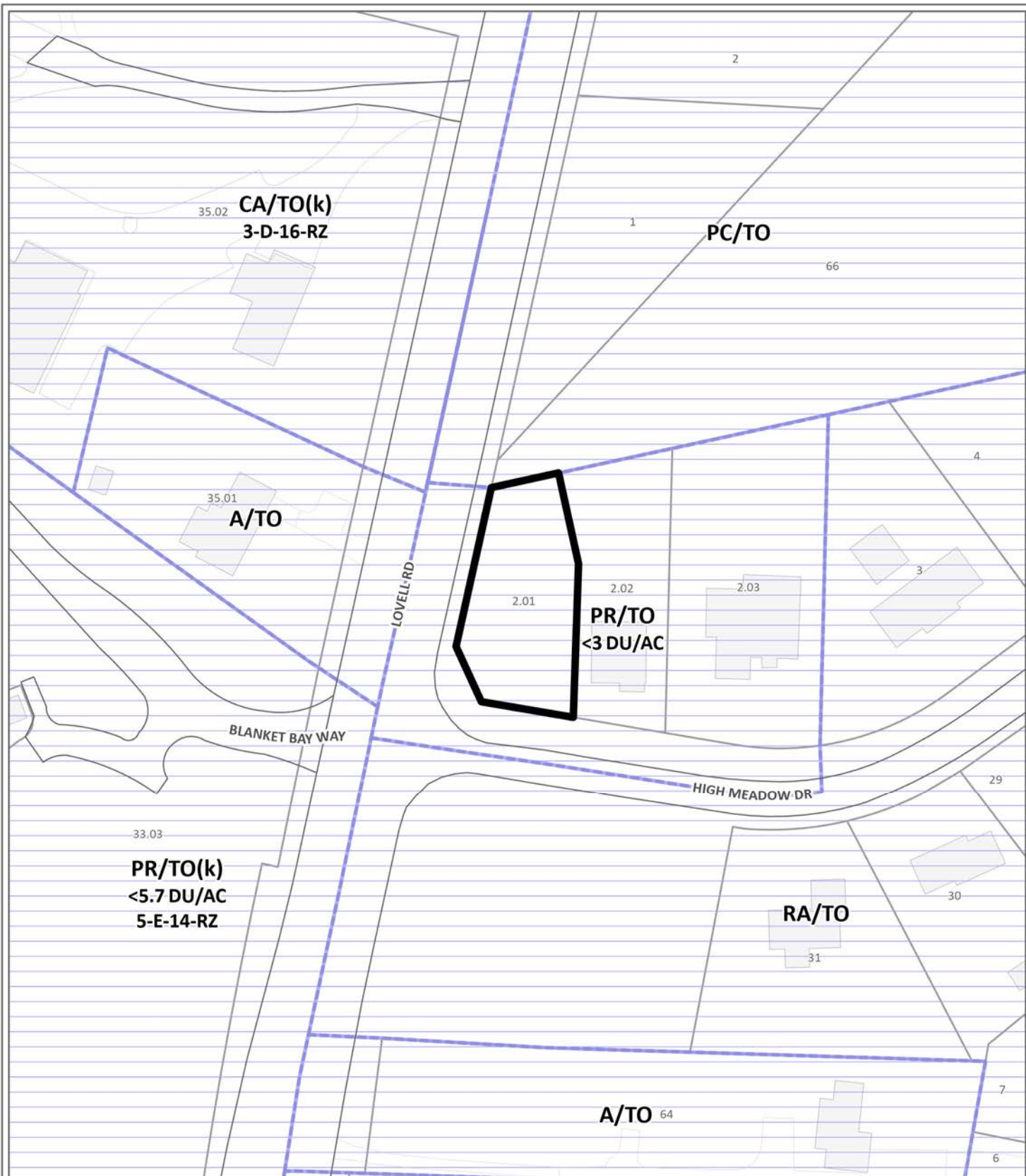
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- 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 Knox County Commission for action on 11/12/2024. 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.



REZONING

10-G-24-RZ

Petitioner: Mahmoud Shorman



From: PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay)

To: OB (Office, Medical, and Related Services), , TO (Technology Overlay)

Map No: 118

Jurisdiction: County

Original Print Date: 8/29/2024

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

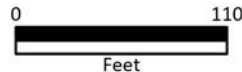
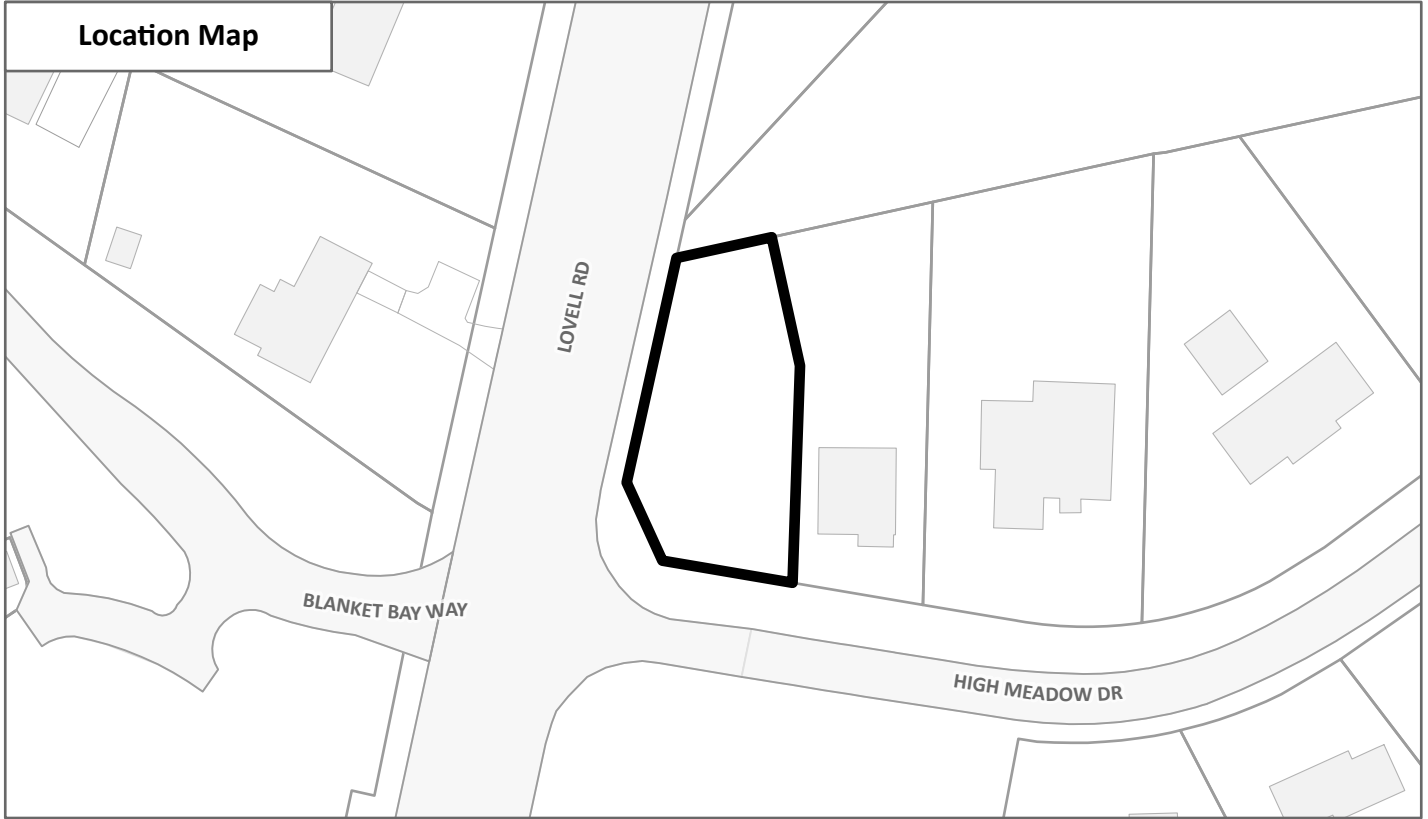


Exhibit A. Contextual Images

Location Map



Aerial Map

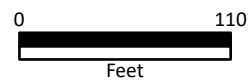


CONTEXTUAL MAPS 1

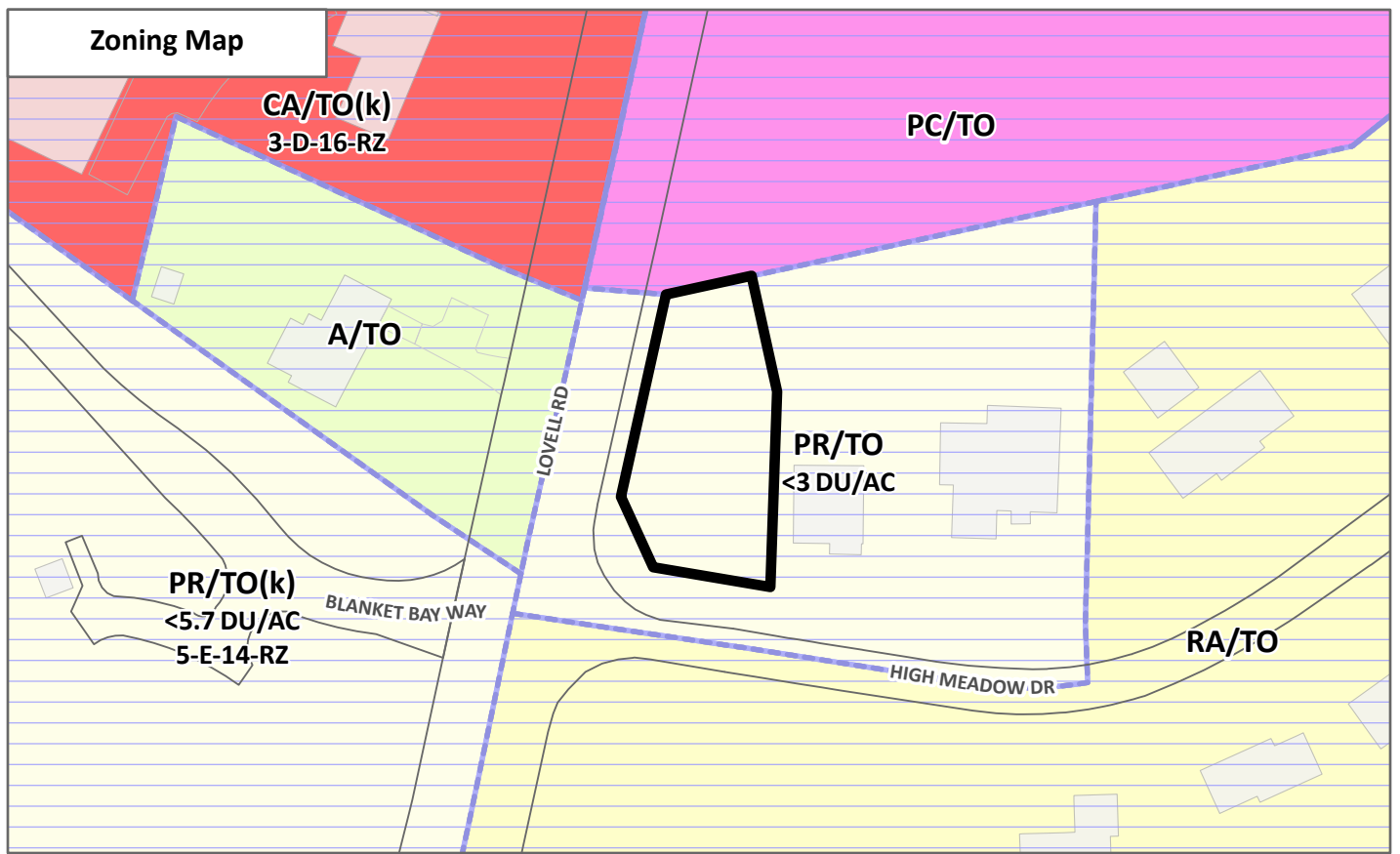
10-G-24-RZ



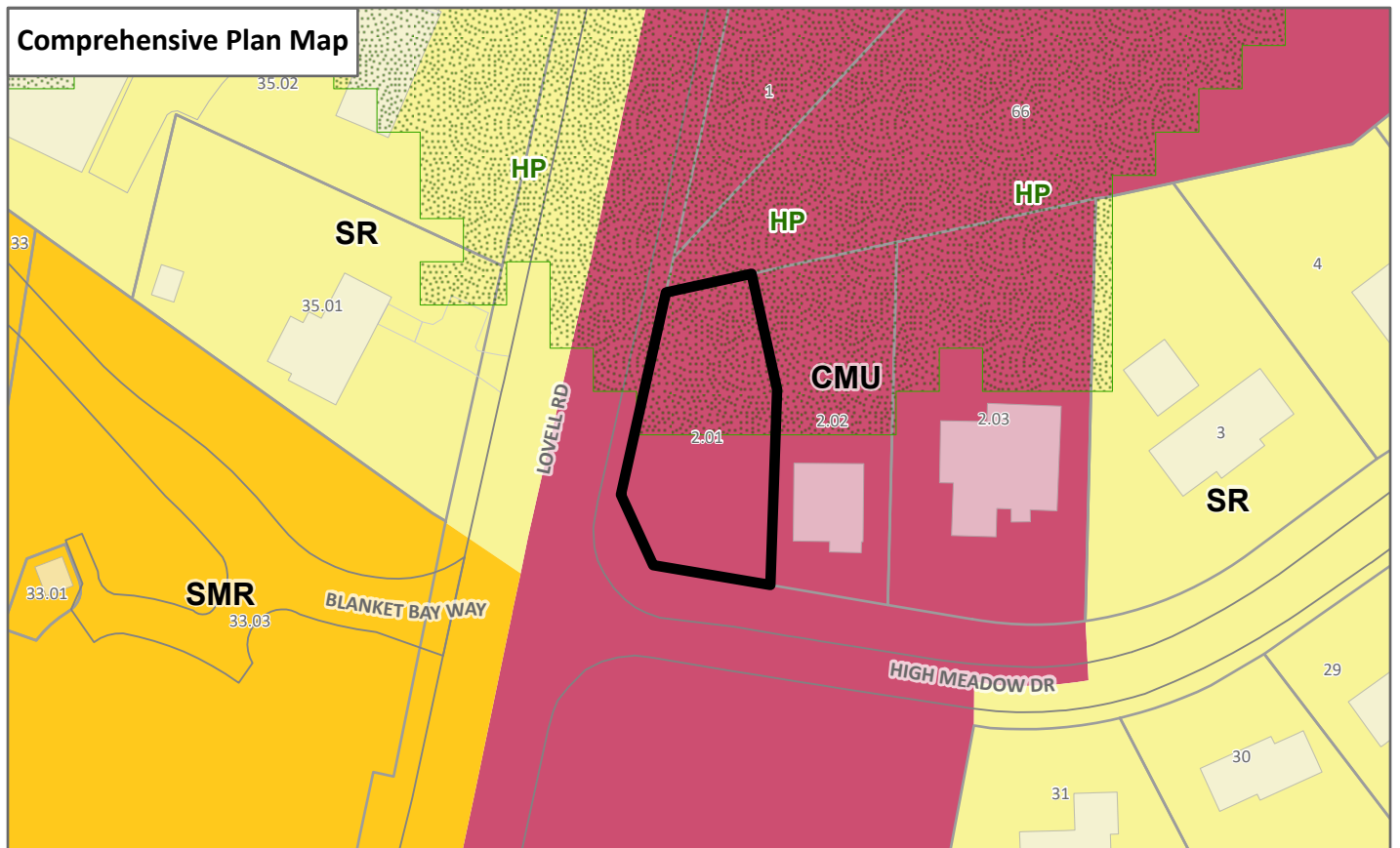
Case boundary



Zoning Map



Comprehensive Plan Map

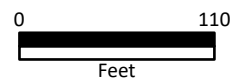


CONTEXTUAL MAPS 2

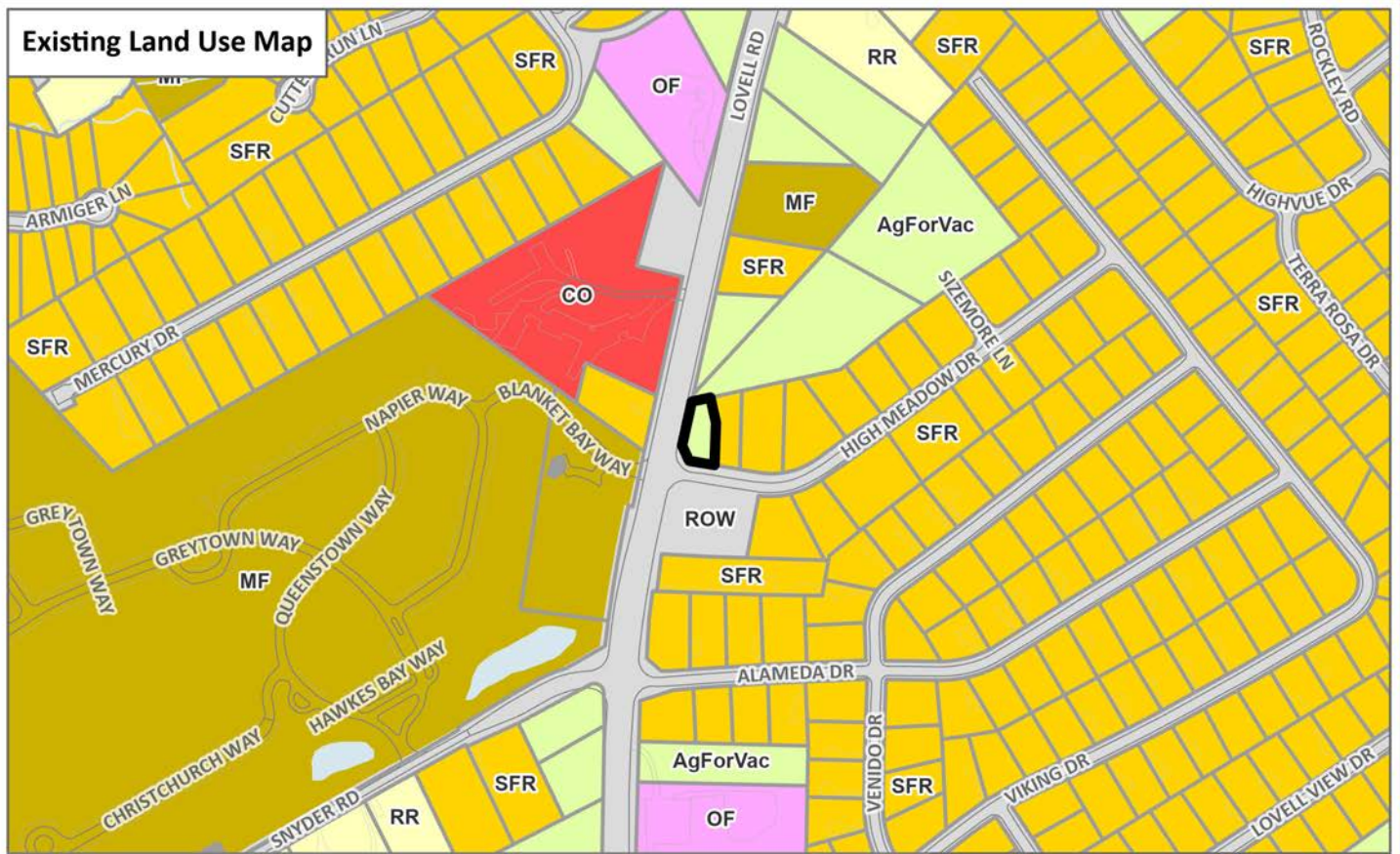
10-G-24-RZ



Case boundary



Existing Land Use Map

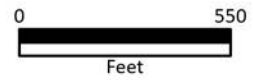


CONTEXTUAL MAPS 3

10-G-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

Mahmoud Shorman

Applicant Name

Affiliation

8/15/2024

Date Filed

10/3/2024

Meeting Date (if applicable)

10-G-24-RZ

File Number(s)

CORRESPONDENCE

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

Mahmoud Shorman

Name / Company

12523 Limerick Ln Knoxville TN 37934

Address

304-654-7949 / mashorman@yahoo.com

Phone / Email

CURRENT PROPERTY INFO

Mahmoud Shorman

Owner Name (if different)

12523 Limerick Ln Knoxville TN 37934

Owner Address

304-654-7949 / mashorman@y

Owner Phone / Email

10641 HIGH MEADOW DR

Property Address

118 I F 00201

Parcel ID

Part of Parcel (Y/N)?

12495 square feet

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

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 | OB (Office, Medical, and Related Services), , TO (Technology Overlay) | Pending Plat File Number |
| | Proposed Zoning | |
| <input type="checkbox"/> Plan Amendment | 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) | \$1,000.00 | |
| 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 | Mahmoud Shorman Please Print | 8/15/2024 Date |
| Phone / Email | | |
| Property Owner Signature | Mahmoud Shorman Please Print | 8/15/2024 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

Mahmoud Shorman

YRM, LLC

Applicant Name

Affiliation

8/14/24

October 3, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

10-G-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

Mahmoud Shorman

Name

Company

12523 limerick lane

Farragut

TN

37934

Address

City

State

ZIP

3046547949

mashorman@yahoo.com

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

10641 highmeadows Dr

118IF00201

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

View Form

JULY 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 **OB(office, medical and related services)**
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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

| Fee 1 | Total |
|-------|-------------------|
| | \$1,000.00 |
| 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

M. Shorman
Applicant Signature

Mahmoud Shorman

8/14/24

Please Print

Date

(304) 654-7949

Mashorman@yahoo.com

Phone Number

Email

M. Shorman
Property Owner Signature

Mahmoud Shorman

Pd 8/15/2024, SG

Please Print

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

09/20/2024

10/04/2024

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

M. Shorman

Mahmoud Shorman

8/14/24

Applicant Signature

Applicant Name

Date

10-G-24-RZ

FILE NUMBER