

**5-D-25-PA
COMPREHENSIVE LAND USE PLAN MAP**

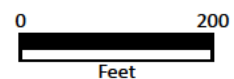


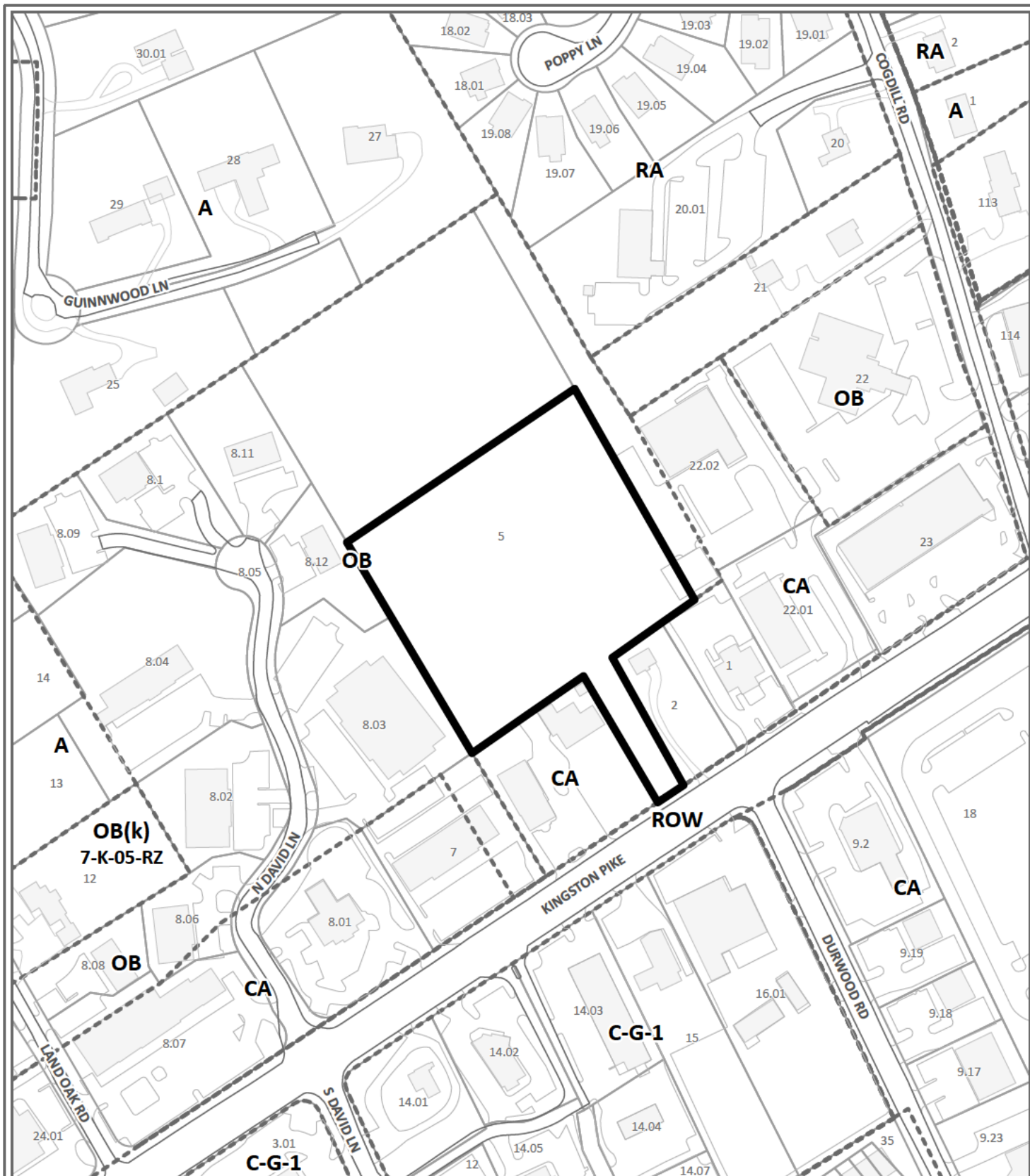
From: BP (Business Park)
To: CC (Corridor Commercial)

Original Print Date: 4/3/2025
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Trent G. Harrell

Map No: 131
Jurisdiction: County





REZONING

5-K-25-RZ



From: OB (Office, Medical, and Related Services)

To: CA (General Business)

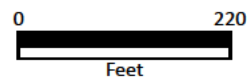
Petitioner: Trent G. Harrell

Map No: 131

Jurisdiction: County

Original Print Date: 4/1/2025

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



STAFF REVIEW ☐

Development Request

Subdivision ☐ Concept Plan ☐ Final Plat**Zoning** ☒ Rezoning ☒ Plan Amendment**Development** ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use ☐ Hillside Protection COA

Trent G. Harrell

Civil Engineer

Applicant Name

Affiliation

03.19.2025

04.10.2025

Date Filed

Meeting Date (if applicable)

File Number(s)

Correspondence

All correspondence will be directed to the approved contact listed below.☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Trent G. Harrell

Civil and Environmental Consultants, Inc.

Name

Company

2704 Cherokee Farm Way Suite 101

Knoxville

TN

37920

Address

City

State

ZIP

865-340-4956

Phone

Email

Current Property Info

Innovetive Knoxville Re Holdings LLC

10800 Pecan Park Blvd STE 320, Austin, TX

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

10225 Kingston Pike, Knoxville, TN 37922

131KC003 (partial)

Property Address

Parcel ID

Knoxville Utilities Board

Knoxville Utilities Board

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☐ Residential ☒ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use Veterinary clinic and animal hospitalSpecify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

MARCH 2025

Subdivision Request

		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

Zoning Request

CA		PENDING PLAT FILE NUMBER
<input checked="" type="checkbox"/> Zoning Change	Proposed Zoning	Proposed Density (units/acre, for PR zone only)
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input checked="" type="checkbox"/> Comprehensive Plan		
<input checked="" type="checkbox"/> Plan Amendment Change	CC	<input checked="" type="checkbox"/>
	Proposed Plan Designation(s)	
<input checked="" type="checkbox"/> If, in Knox county, submit plan amendment request with application	NA	
	Previous Rezoning Requests	
<input type="checkbox"/> Other (specify) _____		

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**

Harrell, Trent

Digitally signed by Harrell, Trent
DN: E=tharrell@coackn.com, CN=Harrell, Trent, OU=Users,
OU=Knoxville, DC=coackn, DC=org
Reason: I have reviewed this document
Date: 2025.03.19 18:19:33-0400

Trent G. Harrell

03/19/2025

Applicant Signature

Please Print

Date

865-340-4956

Phone Number

Email

John Boyce

03-19-25

Property Owner Signature

Please Print

Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL

All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.

The applicant must provide justification per Implementation Action IM.6, demonstrating:

Either

- ☐ There is an obvious or significant error or omission in the Plan

OR

2 or more of the following criteria apply

- ☒ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- ☐ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- ☐ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- ☒ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

The applicant is seeking to amend the comprehensive plan designation of the subject property to be primarily within the CC (Corridor Commercial) district. Currently, the property is mostly within the BP (Business Park) district, with a portion in the CC district along Kingston Pike. This amendment would extend the CC district 300 feet from the rear boundary line of the property, creating a transitional area between the commercial uses of the CC district and the SR (Suburban Residential) district further behind. This transition would help mitigate potential conflicts between residential and commercial uses along Kingston Pike, ensuring a smoother, more harmonious land-use pattern.

The current designation does not fully align with the property's intended use or the surrounding commercial developments. This amendment would create more consistency with the adjacent properties along Kingston Pike while maintaining an appropriate transition between the districts.

The applicant is also requesting to rezone the property from its current OB (Office, Medical, and Related Services) designation to CA (General Business). This change is not only intended to accommodate the proposed development, but also to better align with the zoning patterns and land uses of the surrounding area. The rezoning to CA will better reflect the nature of the proposed development and ensure its compatibility with neighboring properties.

Ultimately, the comprehensive plan amendment and rezoning will support the development, create zoning consistency, and foster a more cohesive urban environment by ensuring appropriate land-use transitions.



John Boyce

03-19-25

Property Owner Signature

Print Name

Date

By signing above, you certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.

FILE NUMBER

Public Notice and 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). We require applicants to acknowledge their role in this process.

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.

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.

03-19-25

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



Applicant Signature

John Boyce

Applicant Name

Date