REZONING REPORT

FILE #: 11-J-20-RZ (REVISED)
AGENDA ITEM #: 8

11/12/2020
AGENDA DATE: 12/10/2020

APPLICANT: ACRE KINGSTON PIKE T5 LLC
OWNER(S): Wheeler E F Jr. & William D. McSpadden

TAX ID NUMBER: 120 J A 008
JURISDICTION: City Council District 2
STREET ADDRESS: 8002 Kingston Pk.

LOCATION: South side of Kingston Pike, west side of Winston Road

APPX. SIZE OF TRACT:
SECTOR PLAN: West City
GROWTH POLICY PLAN: Within City Limits
ACCESSIBILITY: Kingston Pike is a major arterial with a pavement width of 56 ft inside a 92-ft right-of-way.

UTILITIES:
Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Ten Mile Creek

PRESENT ZONING: C-G-3 (General Commercial)
ZONING REQUESTED: C-G-1 (General Commercial)
EXISTING LAND USE: Kar Kare Muffler Shop Center

DENSITY PROPOSED: N/A
EXTENSION OF ZONE: No
HISTORY OF ZONING: None noted for this property
SURROUNDING LAND USE AND ZONING:
North: Commercial - C-H-2 (Highway Commercial) District
South: Office - C-G-3 (General Commercial) District
East: Commercial - C-G-3 (General Commercial) District
West: Commercial - C-G-3 (General Commercial) District

NEIGHBORHOOD CONTEXT: This is a major commercial corridor with retail, business, financial institutions, and professional services uses along the street. The shopping center containing Barnes and Noble and the former Toys-R-U-S is across the street.

STAFF RECOMMENDATION:
Postpone this item for 30 days to be heard at the January 14, 2021 Planning Commission meeting.

Planning staff received an email requesting a 30-day postponement on December 7, 2020.

View map on KGIS

DECISIONS:

DECISION: Delayed

ACTION: Postpone this item for 30 days to be heard at the January 14, 2021 Planning Commission meeting.

DECISION: Delayed

ACTION: Postpone this item for 30 days to be heard at the January 14, 2021 Planning Commission meeting.
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/12/2021 and 1/26/2021. 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.
11-J-20-RZ
EXHIBIT A. Contextual Images
EXHIBIT A. Contextual Images
Comparison map showing zoning before and after the new zoning ordinance and map took effect
**Development Request**

**ACRE KINGSTON PIKE T5 LLC**

**Applicant Name**

9-17-2020 /11-9-2020 11/12/2021

**Date Filed**

Meeting Date (if applicable)

**Correspondence**

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

- **Applicant**
- **Owner**
- **Option Holder**
- **Project Surveyor**
- **Engineer**
- **Architect/Landscape Architect**

**Theo Stone**

**Name**

**Company**

1255 lakes parkway building 100 suite 120

**Address**

lawnrenceville  ga  30043

**City**

**State**

**ZIP**

770-789-6415

**Phone**

tstone@atwell-group.com

**Email**

**Current Property Info**

WHEELER E JR & WILLIAM D MCSPADDEN PO BOX 400 JACKSBORO TN 37757 865.567.3065

**Owner Name (if different)**

**Owner Address**

8002 KINGSTON PIKE 120JA008

**Property Address**

**Parcel ID**

**Staff Use Only**

1/2 Kingston Pike 1/2 Winston Rd 150' x 150'

**General Location**

2nd

**Jurisdiction (specify district above)**

- **City**
- **County**

**Zoning District**

**Planning Sector**

**Sector Plan Land Use Classification**

**Growth Policy Plan Designation**

**Existing Land Use**

**Septic (Y/N)**

**Sewer Provider**

**Water Provider**

**File Number(s)**

11-J-20-RZ Revised
DEVELOPMENT REQUEST

☐ Development Plan   ☐ Use on Review / Special Use   ☐ Hillside Protection COA

☐ Residential   ☐ Non-Residential

Home Occupation (specify) ________________________________

Other (specify) ________________________________

Subdivision Request

Proposed Subdivision Name ________________________________

Unit / Phase Number ________________________________

☐ Combine Parcels   ☐ Divide Parcel

Total Number of Lots Created ________________________________

☐ Other (specify) ________________________________

☐ Attachments / Additional Requirements

ZONING REQUEST

[Handwritten note: This is a Comparative Zoning Request.]

☐ Zoning Change ________________________________

Proposed Zoning ________________________________

☐ Plan Amendment Change ________________________________

Proposed Plan Designation(s) ________________________________

NONE

Proposed Density (units/acre) ________________________________

☐ Other (specify) ________________________________

STAFF USE ONLY

PLAT TYPE

☐ Staff Review   ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders   ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plot)   ☐ Use on Review / Special Use (Concept Plan)

☐ Traffic Impact Study   ☐ COA Checklist (Hillside Protection)

Fee 1 1,000.00

Fee 2 N/C

Fee 3 N/C

Total N/C

By signing below, I certify I am the property owner, applicant or the owner's authorized representative.

Applicant Signature ________________________________

Michael Alterman 9-17-20

Phone Number 678-358-7650

Email michael@altermancommercial.com

Staff Signature ________________________________

Marc Payne 9/25/20

Owner's Authorized Representative Signature ________________________________

Date 9/25/20