

▶ **FILE #:** 4-S-18-RZ

AGENDA ITEM #: 56

AGENDA DATE: 4/12/2018

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS

OWNER(S): C. Paul Harrison

TAX ID NUMBER: 93 O A PART OF 019 MAP ON FILE AT MPC

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS:

▶ **LOCATION:** Northeast side Knott Rd., southeast side N. Middlebrook Pike, northwest side S. Middlebrook Pike

▶ **APPX. SIZE OF TRACT:** 1.8 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Knott Rd., a minor collector street with 34' of pavement width within 65' of right-of-way, and S. Middlebrook Pike, a one-way major arterial street with 26' of pavement width within 105' of right-of-way, running east.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** A-1 (General Agricultural)

▶ **ZONING REQUESTED:** I-3 (General Industrial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Storage yard for adjacent lot (equipment rental business)

EXTENSION OF ZONE: Yes, extension of I-3 zoning from all sides

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / A-1 (General Agricultural)

South: S. Middlebrook Pike, warehouse / I-3 (General Industrial)

East: Manufacturing business / I-3 (General Industrial)

West: Knott Rd., trucking terminal / I-3 (General Industrial)

NEIGHBORHOOD CONTEXT: This site is located between the split N. and S. Middlebrook Pike, in an area primarily developed with industrial uses under I-3 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE I-3 (General Industrial) zoning.**

I-3 is a logical extension of zoning from three sides and is consistent with the adopted land use plans for the area.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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. I-3 is a logical extension of zoning from all sides.
2. I-3 zoning is consistent with the light industrial plan designation of the Northwest City Sector Plan and the Knoxville One Year Plan.
3. I-3 zoning is appropriate for this site, which is adjacent to other light industrial uses and I-3 zoning.

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

1. The requested I-3 (General Industrial) zoning district is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. These land uses do not depend primarily on frequent personal visits from customers or clients, but usually require good accessibility to major rail, air or street transportation routes. Such uses have some adverse effects on surrounding properties and are not properly associated with, nor compatible with, residential, institutional and retail commercial uses.
2. Based on the above description, this site is appropriate for general industrial use under I-3 zoning.

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

1. The recommended I-3 zoning is compatible with the surrounding land uses and zoning pattern.
2. I-3 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. North and South Middlebrook Pike are classified as major arterial streets, adequate to handle any additional traffic generated by allowing light industrial uses on the site.

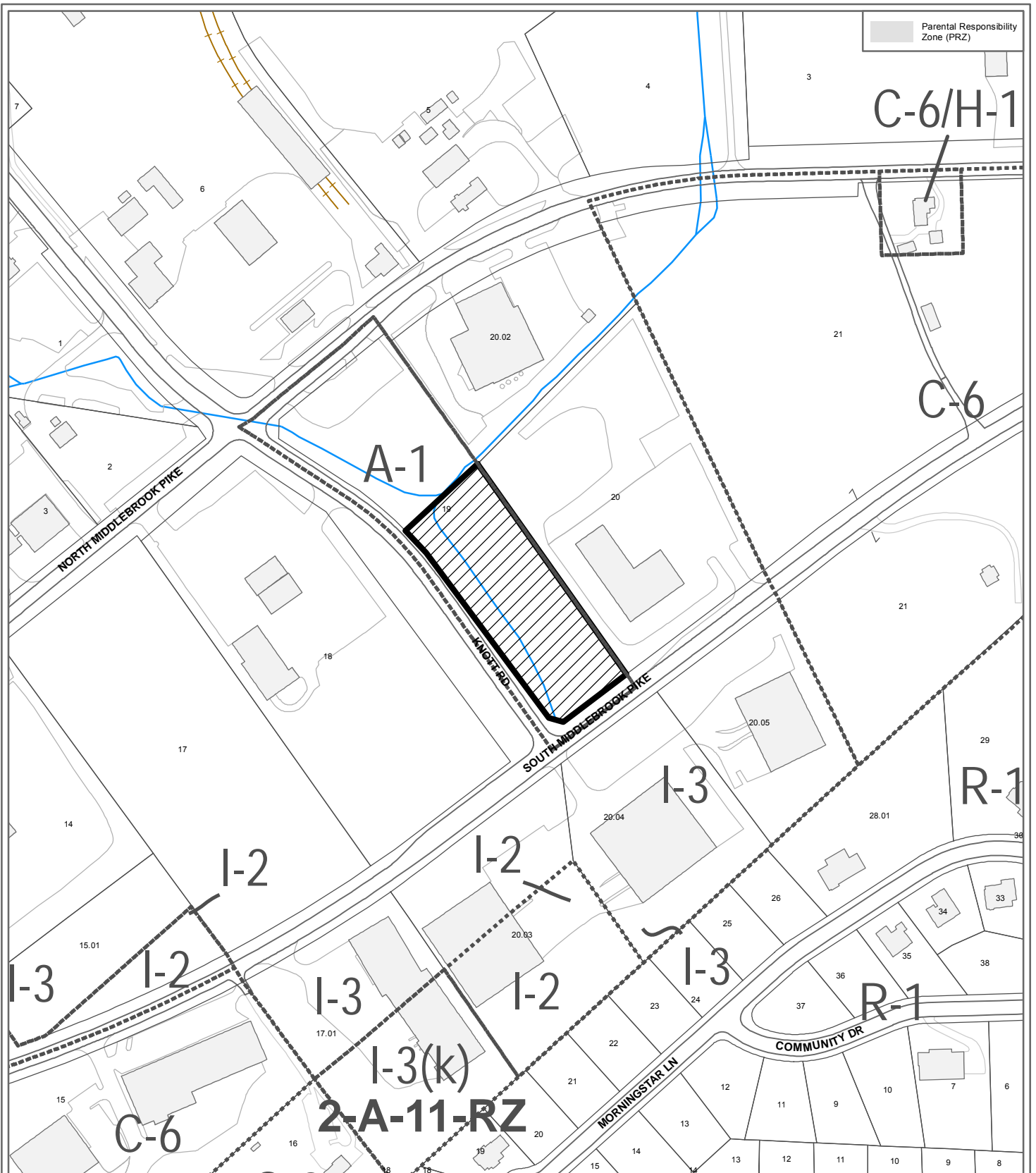
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The City of Knoxville One Year Plan proposes light industrial uses for the site, consistent with I-3 zoning.
2. The Northwest City Sector Plan proposes light industrial uses for the site, consistent with I-3 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended I-3 zoning does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/8/2018 and 5/22/2018. If denied, MPC'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 an MPC decision in the City.



**4-S-18-RZ
REZONING**

From: A-1 (General Agricultural)
To: I-3 (General Industrial)



Petitioner: Land Development Solutions

Map No: 93

Jurisdiction: City



Original Print Date: 3/19/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING

PLAN AMENDMENT

Name of Applicant: Land Development Solutions

Date Filed: March 2, 2018

Meeting Date: April 12, 2018

Application Accepted by: M. Payne

Fee Amount: \$1,800

File Number: Rezoning

Fee Amount: *H*

File Number: Plan Amendment



4-5-18-RZ

PROPERTY INFORMATION

Address: 0 North Middlebrook Pike

General Location: Intersection of Knott Road and Middlebrook Pike (north and south)

Parcel ID Number(s): 0930A019

Tract Size: 3.4 acres

Existing Land Use: Unused - Agricultural (A-1)

Planning Sector: Northwest City

Growth Policy Plan:

Census Tract: 38.01

Traffic Zone: 156

Jurisdiction: City Council 2nd District County Commission 4th District

Requested Change REZONING

FROM: A-1

TO: I-3

PLAN AMENDMENT

One Year Plan Sector Plan

FROM: *H*

TO:

PROPOSED USE OF PROPERTY

Storage Yard for adjacent lot (equipment rental facility)

Density Proposed Units/Acre

Previous Rezoning Requests:

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: C. Paul Harrison

Company:

Address: 1111 Northshore Drive - Suite S-700

City: Knoxville State: TN Zip: 37919

Telephone: 865-584-4040

Fax:

E-mail: pharrison@lrwlaw.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Breck Bowlin

Company: Land Development Solutions

Address: 310 Simmons Road, Suite K

City: Knoxville State: TN Zip: 37923

Telephone: 865-671-2281

Fax: 865-671-2283

E-mail: bbowlin@ldstn.com

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Breck Bowlin

PLEASE PRINT

Name: Breck Bowlin

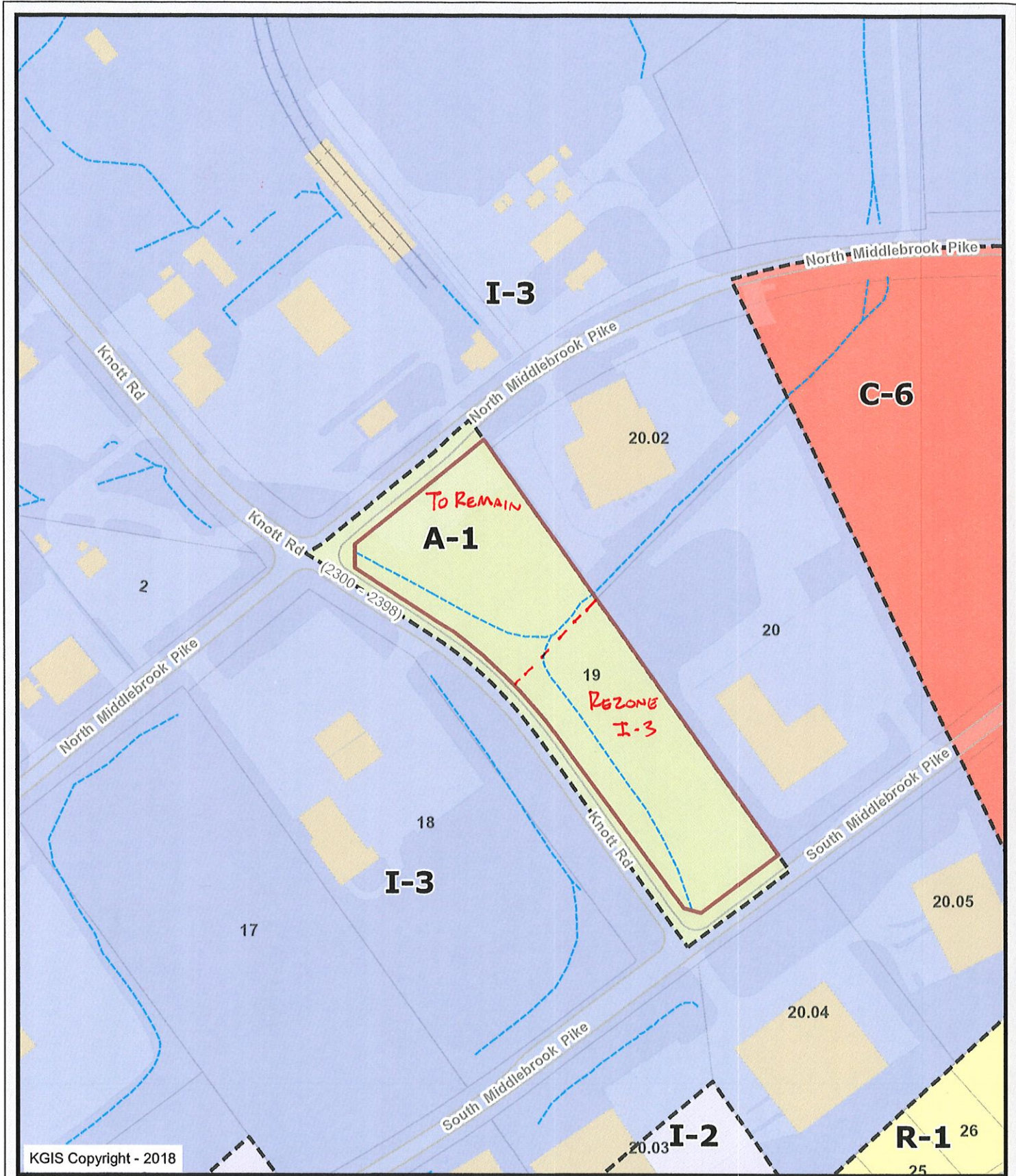
Company: Land Development Solutions

Address: 310 Simmons Road, Suite K

City: Knoxville State: TN Zip: 37923

Telephone: 865-671-2281

E-mail: bbowlin@ldstn.com



Letter Portrait

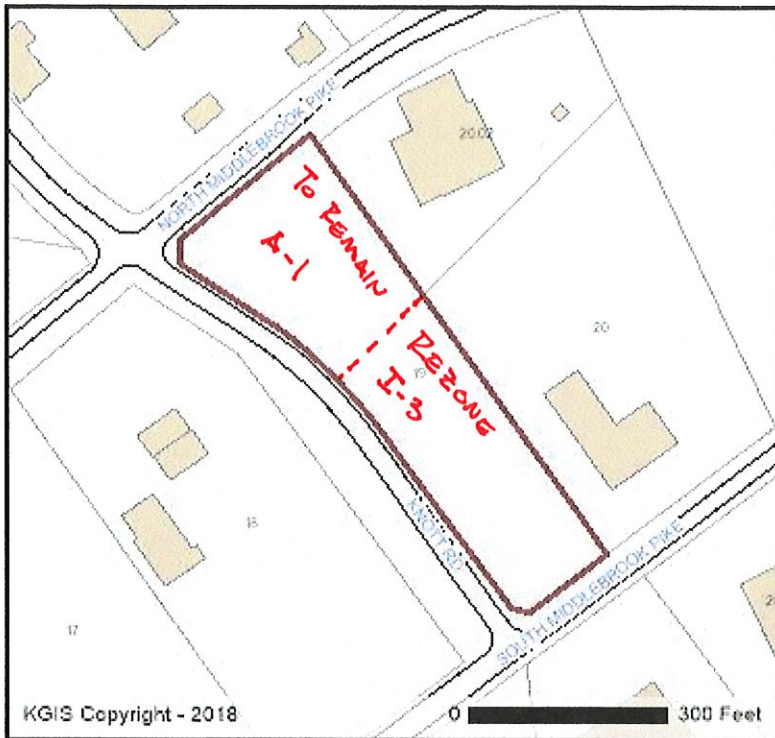
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Knoxville - Knox County - KUB Geographic Information System



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Parcel 0930A019 - Property Map and Details Report



Property Information

Location Address:	0 NORTH MIDDLEBROOK PIKE
CLT Map:	93
Insert:	0
Group:	A
Condo Letter:	
Parcel:	19
Parcel ID:	0930A019
Parcel Type:	
District:	48
Ward:	48
City Block:	48720
Subdivision:	
Rec. Acreage:	0
Calc. Acreage:	3.40
Recorded Plat:	-
Recorded Deed:	20040322 - 0087306
Deed Type:	Deed:Special Wa
Deed Date:	3/22/2004

Address Information

Site Address:	0 NORTH MIDDLEBROOK PIKE KNOXVILLE - 37921
Address Type:	UNUSED LAND
Site Name:	

Owner Information

KINDER MORGAN SOUTHEAST TERMINALS LLC GER
 PO BOX 4372
 HOUSTON, TX 77210
 The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County:	KNOX COUNTY
City / Township:	Knoxville

MPC Information

Census Tract: 38.01
 Planning Sector: Northwest City
 Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct:	48
Voting Location:	Pond Gap School 4530 PAPERMILL DR
TN State House:	13 Eddie Smith
TN State Senate:	6 Becky Duncan Massey
County Commission:	4 Hugh Nystrom Bob Thomas Ed Brantley
City Council:	2 Andrew Roberto
School Board:	4 Lynne Fugate

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

2017-2018 School Year - Current
 Elementary: POND GAP ELEMENTARY
 Intermediate:
 Middle: NORTHWEST MIDDLE
 High: WEST HIGH

2018-2019 School Year
 Elementary: POND GAP ELEMENTARY
 Intermediate:
 Middle: NORTHWEST MIDDLE
 High: WEST HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide the sign(s) to post on the subject property at the time of application.

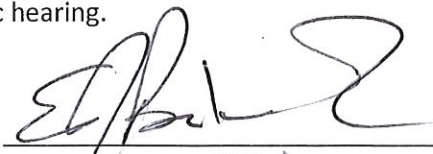
The sign(s) must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign(s) should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign(s) to be posted at the time of application.

The sign(s) must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. The applicant is responsible for ensuring that the signs remain posted throughout the two-week period prior to the public hearing. Failure to maintain the signs during this time period may be cause for postponement of the application until the next scheduled meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for additional sign(s) consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign(s) provided on the subject property on or before 3/28/18, consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature:



Printed name:

E. J. Bekse Jr.

Date:

3/2/18

MPC/BZA File #:

4-5-18-RZ