



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 6-C-18-RZ **AGENDA ITEM #:** 31
 6-A-18-SP **(REVISED)** **AGENDA DATE:** 7/12/2018

POSTPONEMENT(S): 6/14/2018

▶ **APPLICANT:** **KEN GILREATH**
 OWNER(S): Kenneth and Tina Gilreath

TAX ID NUMBER: 84 114 097-00103 [View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 5626 Strawberry Plains Pike

▶ **LOCATION:** **South side Strawberry Plains Pike, east of E. Governor John Sevier Hwy.**

▶ **TRACT INFORMATION:** **6.82 acres.**

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a major arterial street with 25' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **LDR (Low Density Residential) & SP (Stream Protection) / A (Agricultural) and F (Floodway)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **GC (General Commercial) & SP (Stream Protection) / CA (General Business) and F (Floodway)**

▶ **EXISTING LAND USE:** **Automobile sales lot**

▶ **PROPOSED USE:** **Automobile sales lot**

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of GC sector plan designation from the west. The property to the west is zoned PC.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Strawberry Plains Pike, agricultural uses / A (Agricultural)
 South: Swan Pond Creek, warehouse/distribution / I (Industrial)
 East: Antenna pole and vacant land / A (Agricultural)
 West: Equipment and materials lay down yard / PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: This area is developed primarily with agricultural and rural residential uses under Agricultural zoning. Commercial and industrial uses are located to the west and south along E. Governor John Sevier Hwy., zoned CA, CB, PC and I.

STAFF RECOMMENDATION:

▶ **POSTPONE to the August 9, 2018 MPC meeting, at the request of the applicant.**

▶ **POSTPONE to the August 9, 2018 MPC meeting, at the request of the applicant.**

Postponement is necessary in order for staff to readvertise the requests, since the application was revised from the original. The original request was for only parcel 084-114. The revised request added parcel 097-00103 for consideration of CA zoning as well. With the addition of more property to the application, the public notification needs to be redone.

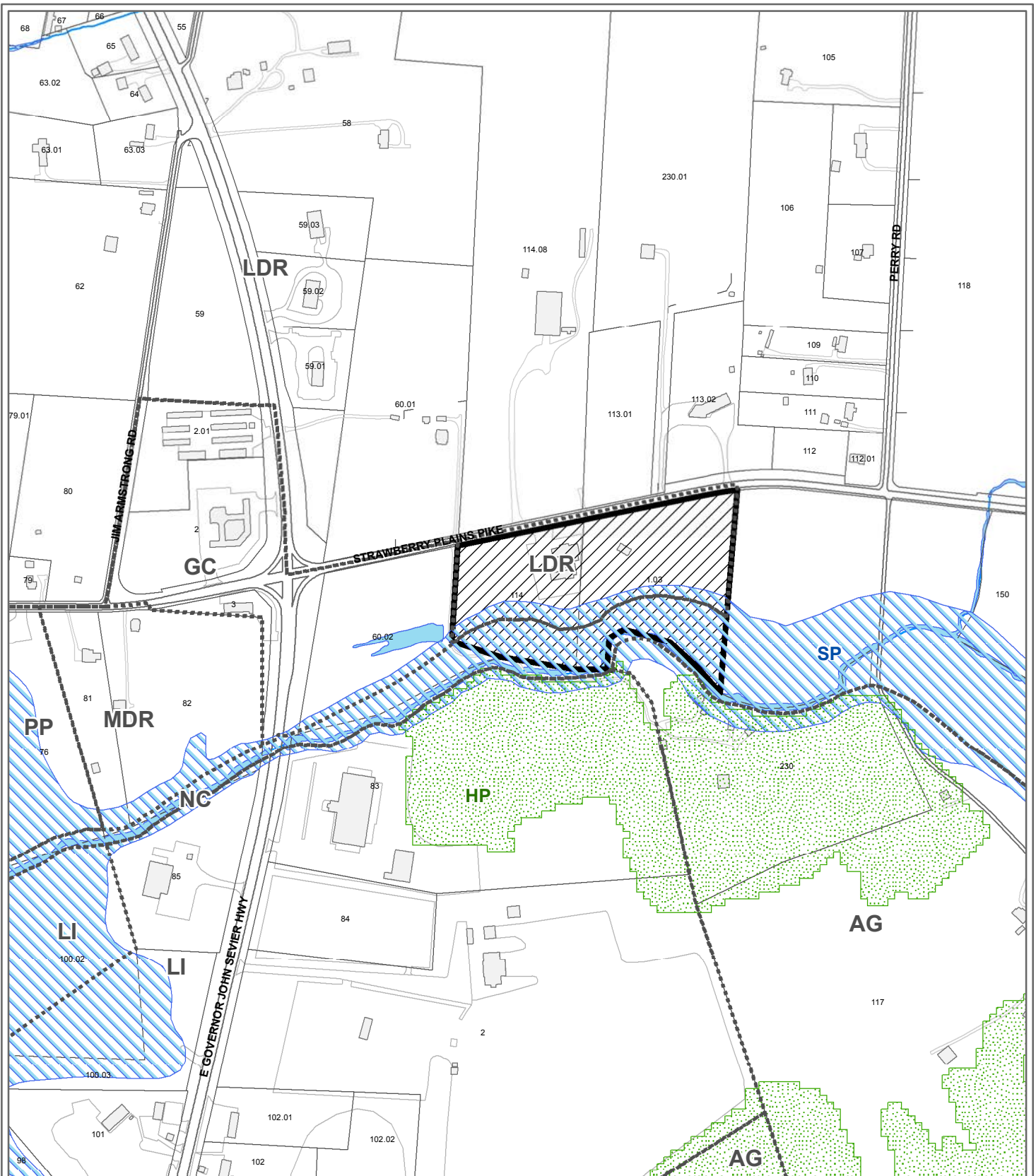
COMMENTS:

On June 13, 2018, the applicant submitted a written request to postpone until the August 9, 2018 MPC meeting.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/27/2018. If denied, MPC'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 an MPC decision in the County.



**6-A-18-SP / 6-C-18-RZ
EAST COUNTY SECTOR PLAN AMENDMENT**

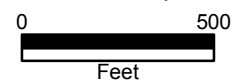
From: LDR (Low Density Residential) & SP (Stream Protection)
To: GC (General Commercial) & SP (Stream Protection)



Petitioner: Gilreath, Ken

Map No: 84

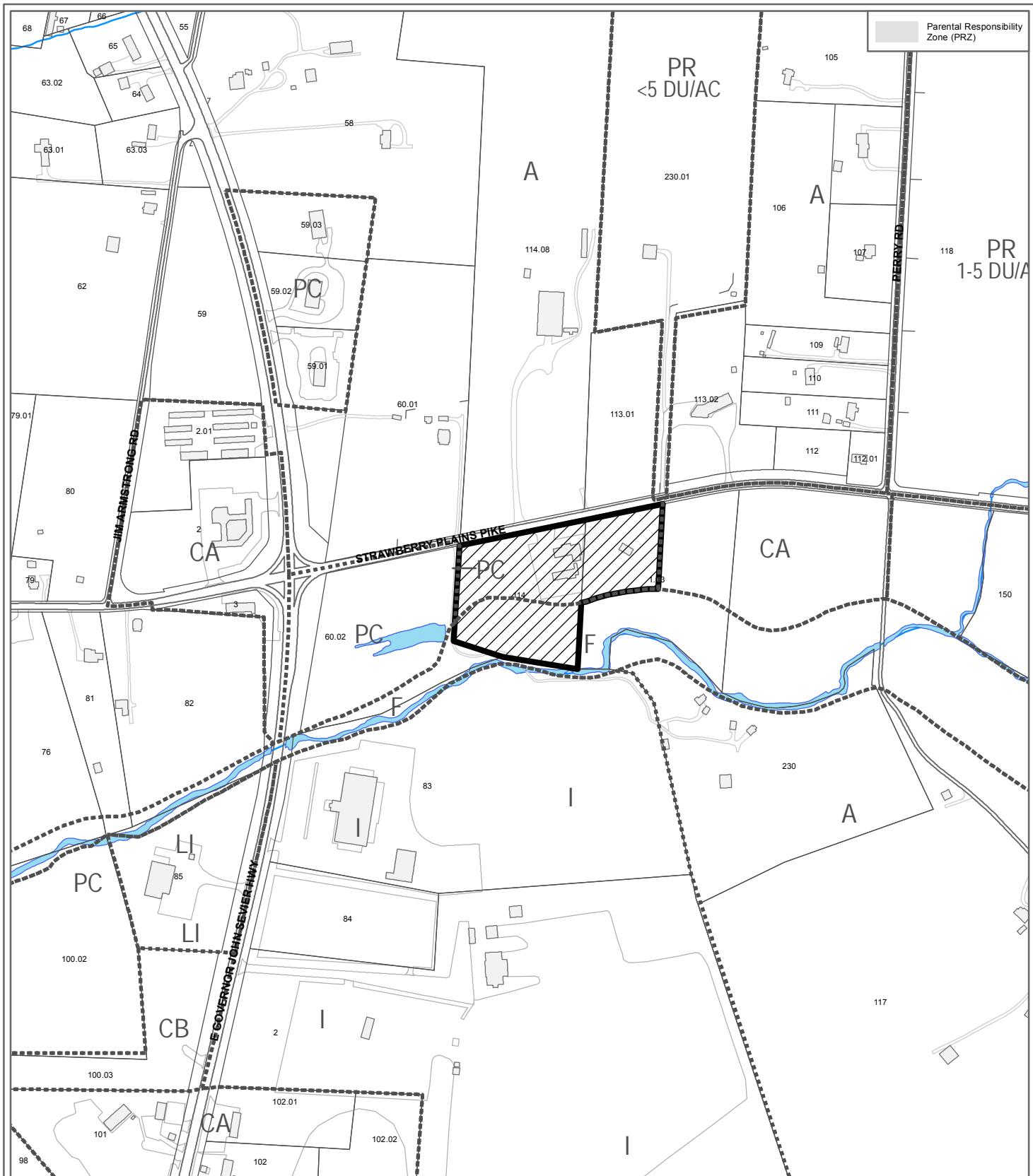
Jurisdiction: County



Original Print Date: 5/14/2018

Revised: 6/21/2018

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**6-C-18-RZ
REZONING**

From: A (Agricultural) and F (Floodway)

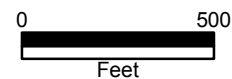
To: CA (General Business) and F (Floodway)



Petitioner: Gilreath, Ken

Map No: 84

Jurisdiction: County



Original Print Date: 5/14/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

6-C-18-RZ-6-A-18-SP-cor-Gilreath

Argument For Consideration Of Rezoning

June 19, 2018

Ken Gilreath
5716 Strawberry Plains Pike
Knoxville, Tn. 37914

Reference

Address-

5626 Strawberry Plains Pike
Knoxville, Tn. 37914
Rezoning of 4.82 acres located at 5626 Strawberry Plains Pike.

We are in receipt of a letter from Knox County MPC in which states the commission recommends denial of rezoning for 5626 Strawberry Plains Pike.

I would like to take this opportunity to address some of the issues surrounding this application and the denial recommendation thereof.

The subject property has been operating as a commercial business for more than 10 years previously. These business, include a car lot, guttering business and other commercial sales prior to that.

I purchased the land/farm adjacent to this property which includes 101 acres in 2013 and added this tract a couple of years after that.

The Car Shop was operating there at that time. As you will see in the attached correspondence we assumed the property was commercial since the tax classification is listed as commercial.

The adjacent lot just east of this address is zoned commercial (CA) and owned by myself. The adjacent lot west of the subject property reflects commercial zoning (PA) as well. The denial letter referenced that these adjacent lots are not being used as commercial when in fact the one that is west of 5626 will be when sold. That lot has been in the development state which required filling. It has been listed for sale for some time.

5626 is located one tract from the corner of John Sevier with includes a restaurant, gas station and another tract in which was recently sought after by Dollar General.

Across the street from 5626 was the Youngs Cattle in which a commercial cattle business has operated for many years. It is now a farm equipment sales lot. Adjacent to that is a church.

Due to the location of 5626 Strawberry Plains Pike between these businesses it makes it unsuitable for residential. There are and have been commercial buildings for more than 25 years. To deny the ongoing use as commercial would create an eye soar and further to devalue the community.

With the denial of our application I would have no choice but to use this land and buildings in its current stage as agriculture storage and repair for my farm equipment. Since I live and own the property at 5716 Strawberry Plains Pike I can assure you the rezoning to commercial will only better the community.

I am attaching documentation that I am asking you to review and consider the true need for this zoning.

Included is documentation that reflects when the Car Shop was established at that location. Google searches and county records still reflect C&O Guttering at that location. Tax records on KGIS reflect "property class" as commercial.

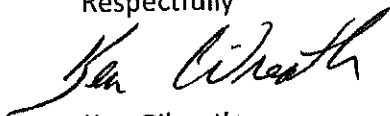
REVISED

In addition to the above statements. As noted herein we own the property west of the 5626 address. After reviewing the application, we are requesting that the adjacent lot be zoned CA as this would make the entire strip of land commercial. Right now, we have commercial, ag,ag and commercial as you travel East on Strawberry Plains Pike. It would seem that this makes more sense to rezone CA than to have all these mixed zonings. Attached you will find the revised application as well as a map depicting the zoning for your convenience.

We have asked that the hearing be postponed until THE August MPC meeting. We will not be available to attend in July. Hopefully you will reconsider my request and the need to clean up the zoning on my property.

Anyone may contact me at the following number for questions or concerns.

Respectfully



Ken Gilreath
5716 Strawberry Plains Pike
Knoxville, Tn. 37914
Cell Phone 865-388-7737

REZONING AND PLAN AMENDMENT

Date Filed: 4/26/2018
Name of Applicant: KEN GILREATH
Meeting Date: 7/12/2018
Rezoning File Number: 6-C-18-RZ
Plan Amendment File Number: 6-A-18-SP

REVISED

6/18/18

Application Accepted By: Sherry Michienzi



PROPERTY INFORMATION

Street Address:
5626 Strawberry Plains Pike

General Location:
South side Strawberry Plains Pike, east of E. Governor John Sevier Hwy.

Tract Size: 6.82 acres

Parcel ID: 84 114 PORTION OF 00103 ZONED A

Existing Land Use:
Automobile sales lot

Planning Sector: East County
Growth Plan: Planned Growth Area
Census Tract(s): 54.01
Traffic Zone(s): 127
Jurisdiction: County Commission District 8

PROPERTY OWNER/OPTION HOLDER

Kenneth and Tina Gilreath
3928 Gooseneck Dr
Knoxville, TN 37920
Telephone: 865-388-7737 Fax:
Email: kgilreath@gilreathfarms.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:
Kenneth and Tina Gilreath
3928 Gooseneck Dr
Knoxville, TN 37920
Telephone: 865-388-7737 Fax:
Email: kgilreath@gilreathfarms.com

APPROVAL REQUESTED

Rezoning

FROM:
A (Agricultural) and F (Floodway)

TO:
CA (General Business) and F (Floodway)

Plan Amendment

Type: East County Sector Plan Amendment

FROM:
LDR (Low Density Residential) & SP (Stream Protection)

TO:
GC (General Commercial) & SP (Stream Protection)

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: *Ken Gilreath*

Kenneth and Tina Gilreath
3928 Gooseneck Dr
Knoxville, TN 37920
Telephone: 865-388-7737 Fax:
Email: kgilreath@gilreathfarms.com

PROPOSED USE OF PROPERTY

Automobile sales lot

Density Proposed:

Previous Rezoning Requests:
None noted

REZONING PLAN AMENDMENT

Name of Applicant: Ken Gilreath Date Filed: 4/26/18 Meeting Date: 6/14/2018 Application Accepted by: Sherry Michienzi Fee Amount: \$1000 File Number: Rezoning 6-C-18-RZ Fee Amount: \$600 File Number: Plan Amendment 6-A-18-SP



PROPERTY INFORMATION Address: 5626 STRAW PLAINS PK General Location: 3/5 Strawberry Plains PK, East of E. Gov. John Devier Hwy Parcel ID Number(s): 084-114 Tract Size: 4.82 Existing Land Use: Planning Sector: East County Growth Policy Plan: Census Tract: 54.01 Traffic Zone: 127 Jurisdiction: [X] County Commission 8 District

PROPERTY OWNER OPTION HOLDER PLEASE PRINT Name: Kenneth & Tina Gilreath Company: Address: 3928 Gooseneck Dr City: Knoxville State: TN Zip: 37920 Telephone: 865-388-7737 Fax: E-mail: Kgilreath@gilreathfarms.com

Requested Change REZONING FROM: A/F TO: CA/F PLAN AMENDMENT [X] One Year Plan [X] Sector Plan FROM: LDR TO: GC

APPLICATION CORRESPONDENCE All correspondence relating to this application should be sent to: PLEASE PRINT Name: Ken Gilreath Company: Address: 3928 Gooseneck Dr City: Knoxville State: TN Zip: 37920 Telephone: 865-388-7737 Fax: E-mail: Kgilreath@gilreathfarms.com

PROPOSED USE OF PROPERTY Density Proposed Units/Acre Previous Rezoning Requests:

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: Ken Gilreath PLEASE PRINT Name: Ken Gilreath Company: SAME AS ABOVE Address: 3928 Gooseneck Dr City: Knoxville State: TN Zip: 37920 Telephone: 865-388-7737 E-mail: Kgilreath@gilreathfarms.com