

REZONING REPORT

▶ **FILE #:** 4-C-19-RZ

AGENDA ITEM #: 31

AGENDA DATE: 4/11/2019

▶ **APPLICANT:** HUBBS LAND MANAGEMENT, LLC

OWNER(S): David Palmer / Hubbs Land Management, LLC

TAX ID NUMBER: 151 00102

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 N. Watt Rd

▶ **LOCATION:** Southwest side of N. Watt Road, south of Palestine Lane

▶ **APPX. SIZE OF TRACT:** 0.44 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via N. Watt Rd., a major arterial, with a pavement width of 38' feet within a right-of-way of 112' feet.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Hickory Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Agricultural

▶ **PROPOSED USE:** Any use allowed in the CB zone

EXTENSION OF ZONE: Extension of surrounding CB zoning

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/Forestry Vacant - CB (Business and Manufacturing)

South: Office - CB (Business and Manufacturing)

East: Agriculture/Forestry Vacant - CB (Business and Manufacturing)

West: Loudon County

NEIGHBORHOOD CONTEXT: The surrounding area a mix of commercial, office and agriculture/forestry/vacant land, near the interchange of I-40 and Watt Rd.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE CB (Business and Manufacturing) zoning.**

Staff recommends approval of the extension of the surrounding CB zone district, which is in line with the GC (General Commercial) land use plan designation 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. The property is located within the Planned Growth Area of the Growth Policy Plan.
2. The Southwest County Sector Plan allows consideration of CB zoning within the GC designated areas.

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

1. The proposed amendment to CB zoning provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and which often has adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB, Business and Manufacturing Zone are intensive users of roads, sewers and other public facilities.

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

1. CB zoning is compatible with the existing GC designation and is an extension of the surrounding CB zoning.

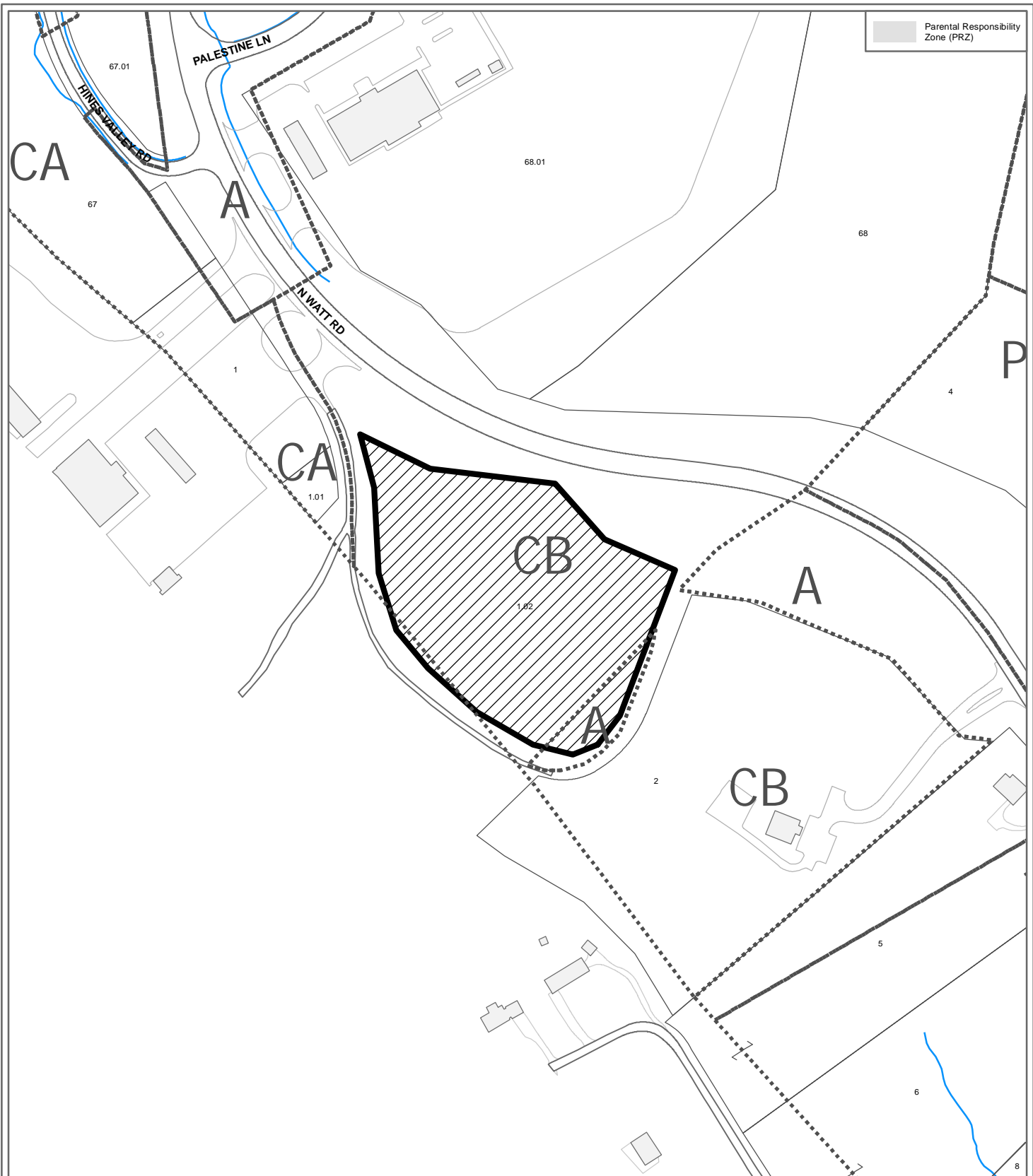
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The request for CB (Business and Manufacturing) is consistent with and not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

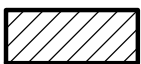
If approved, this item will be forwarded to Knox County Commission for action on 5/28/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**4-C-19-RZ
REZONING**

From: A (Agricultural)

To: CB (Business and Manufacturing)



Petitioner: Hubbs Land Management, LLC

Map No: 151

Jurisdiction: County



Original Print Date: 3/18/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING PLAN AMENDMENT

Name of Applicant: Hubbs Land Management, LLC

Date Filed: 2-14-19 Meeting Date: 4-11-19

Application Accepted by: Sherry D. Michienzi

Fee Amount: \$1000⁰⁰ File Number: Rezoning 4-C-19-RZ

Fee Amount: _____ File Number: Plan Amendment _____

PROPERTY INFORMATION

Address: 0 N. Watt Rd

General Location: sw 1/4 N. Watt Rd
South of Palestine, TN.

Parcel ID Number(s): 151 00102

(pt of parcel zoned A)

Tract Size: Agriculture

Existing Land Use: _____

Planning Sector: Southwest County

Growth Policy Plan: Planned Growth

Census Tract: 58.10

Traffic Zone: 174

Jurisdiction: City Council _____ District

County Commission 5 District

Requested Change

REZONING

FROM: A

TO: CB

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Hubbs Land Management LLC

Company: _____

Address: 3752 Bellaire Blvd

City: HOUSTON State: TX zip: 77025

Telephone: 713 828 1751

Fax: _____

E-mail: PalmerLPeswbell.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Same as above (all)

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

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: [Signature]

PLEASE PRINT

Name: Same as above (all)

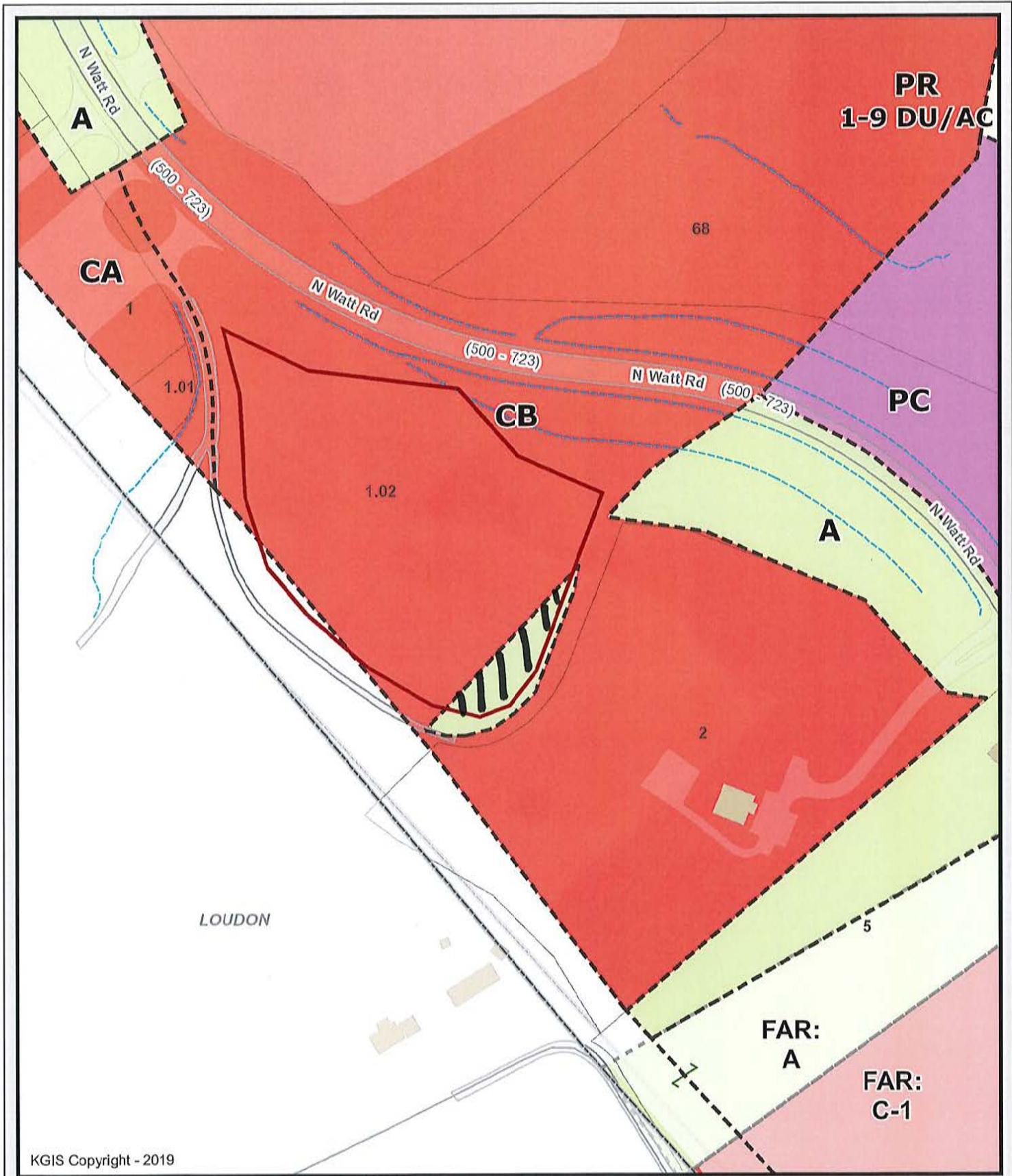
Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____



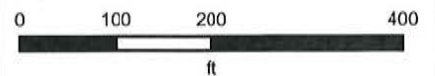
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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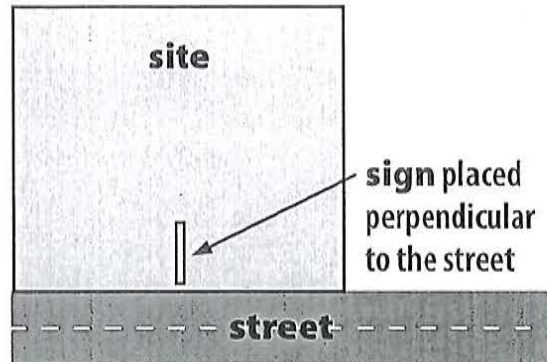
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC 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 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

March 27th and April 12th
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: [Handwritten Signature] manager

Printed Name: Hubbs Land Management, LLC

Phone: 713-828-1751 Email: _____

Date: 2-14-19

MPC File Number: 4-C-19-RZ