

# REZONING REPORT

▶ **FILE #:** 7-N-19-RZ

**AGENDA ITEM #:** 41

**AGENDA DATE:** 7/11/2019

▶ **APPLICANT:** **WES OWEN**  
OWNER(S): Wes Owen / Man Cave Storage

TAX ID NUMBER: 38 15903 & PART OF 16002 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3900 Fountain Valley Dr

▶ **LOCATION:** **West side of Fountain Valley Drive, South of Neal Drive.**

▶ **APPX. SIZE OF TRACT:** **16.28 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Fountain Valley Drive, a local street, with a pavement width of 31.2' feet within a right-of-way width of 50' feet.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **ZONING REQUESTED:** **I (Industrial)**

▶ **EXISTING LAND USE:** **IND (Industrial) & OF (Office)**

▶ **PROPOSED USE:** **Transportation Warehousing**

EXTENSION OF ZONE: Yes, I zoning is adjacent to the property on both the east and west sides.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Office - CA (General Business), RB (General Residential)

South: Office - A (Agricultural)

East: Industrial, Commercial - I (Industrial)

West: Office - I (Industrial)

NEIGHBORHOOD CONTEXT: This area west of Maynardville Pike along Fountain Valley and Neal Drive is a mix of commercial, office and industrial uses.

## STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE I (Industrial) zoning.**

Staff recommends approval of the I (Industrial) zoning as an extension of the existing surrounding zoning and since it complies with the North County Sector Plan land use designation of LI (Light Industrial). The area also is within the Planned Growth Area of the Knoxville-Knox County Growth Policy Plan.

## 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 (Industrial) zoning is consistent with the existing the LI (Light Industrial) designation for this property.
2. The majority of the surrounding development consists of industrial and commercial uses and zoning, and consideration of this zone is compatible with this area.

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

1. I zoning is intended to provide areas in which the principal use of land is for manufacturing, assembling, fabrication and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.

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. I (Industrial) zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.

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 North County Sector Plan appropriately proposes LI (Light Industrial) uses for the site, consistent with the recommended I zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended zoning does not present any apparent conflicts with any other adopted plans.

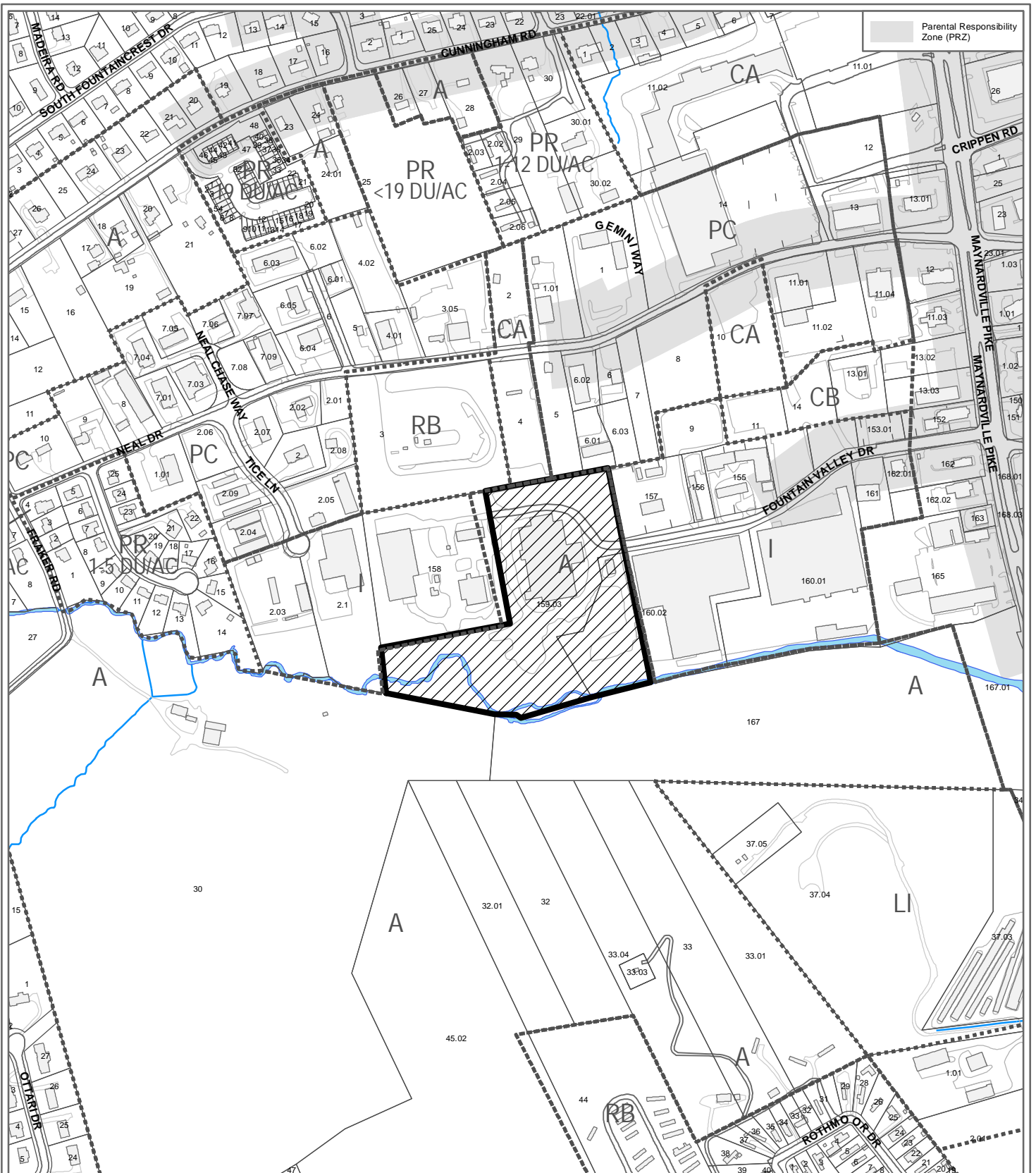
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/26/2019. 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.



**7-N-19-RZ  
REZONING**

From: A (Agricultural)  
To: I (Industrial)



Petitioner: Owen, Wes

Map No: 38

Jurisdiction: County



Original Print Date: 6/18/2019 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**REZONING**     **PLAN AMENDMENT**

Name of Applicant: Wes Owen

Date Filed: 5/29/2019

Meeting Date: 7/11/19

RECEIVED

MAY 29 2019

Application Accepted by: M. Payne

Fee Amount: 2,640.00 File Number: Rezoning 7-N-19-RZ

Knoxville-Knox County  
Planning

Fee Amount:   #   File Number: Plan Amendment   #  

**PROPERTY INFORMATION**

Address: 3900 & 3902 Fountain Valley Dr.

General Location:

w/3 Fountain Valley Drive  
Due/3 Neal Drive

Parcel ID Number(s): #038 15903 (3900)  
part of #038 16002

Tract Size: 9.73 acres & 6.55 acres =

Existing Land Use: A & A-1 IND/OF 16.28  
acres

Planning Sector: LI

Growth Policy Plan: Planned North

Census Tract: 62.08 County

Traffic Zone: 192 Sector

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission   7   District

**Requested Change**

**REZONING**

FROM: Agricultural

TO: Industrial

**PLAN AMENDMENT**

One Year Plan     \_\_\_\_\_ Sector Plan

FROM:   #  

TO:   #  

**PROPOSED USE OF PROPERTY**

Transportation Warehousing

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

**PROPERTY OWNER**     **OPTION HOLDER**

PLEASE PRINT

Name: Wes Owen

Company: Man Cave Storage

Address: 3908 Fountain Valley Dr

City: Knoxville State: TN Zip: 37928

Telephone: 865-766-5367

Fax: 865-766-5369

E-mail: wes@mancavestorage.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: same as above

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: George Armour Ewart

Company: George Armour Ewart, Architect

Address: 404 Bearden Park Circle

City: Knoxville State: TN Zip: 37919

Telephone: 865-602-7771

E-mail: gewartc.georgeewart.com

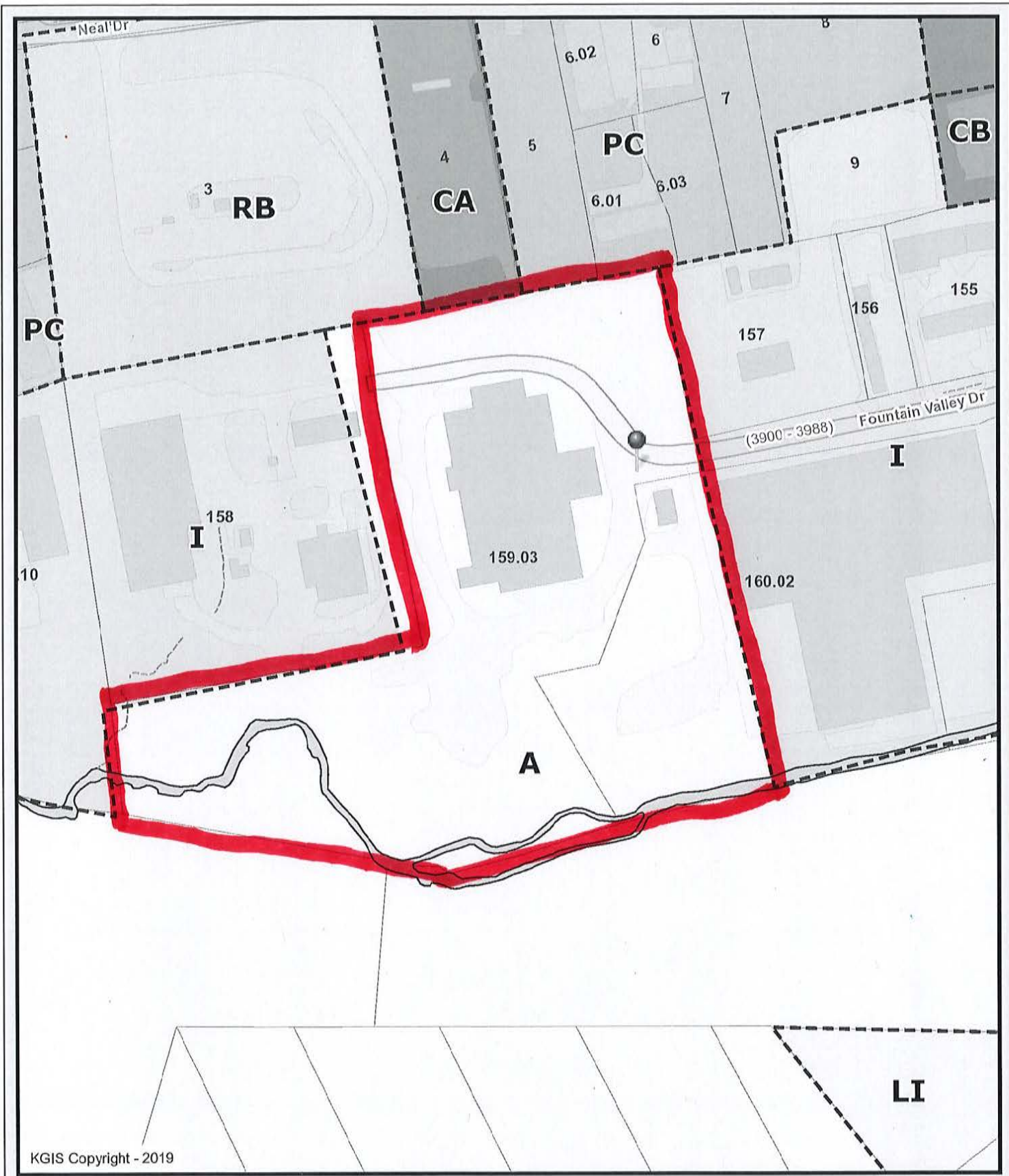
**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
SAM FURROW	5300 TURKLE PT.	KNOXVILLE	TN	37919	✓	

*[Handwritten signature]*



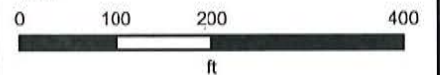
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### Letter Portrait

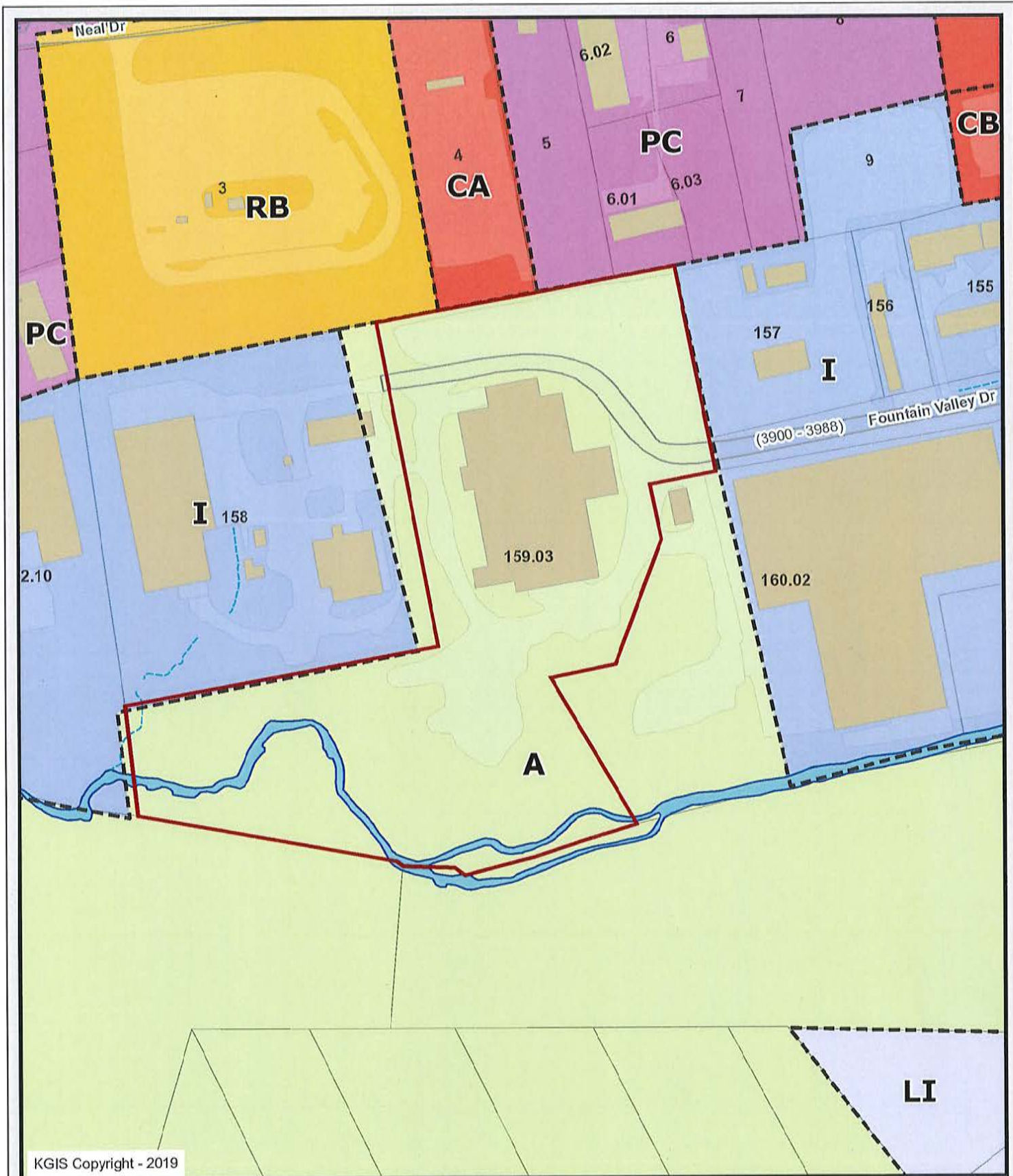
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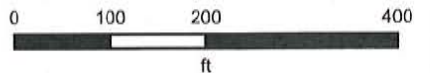


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038 15903

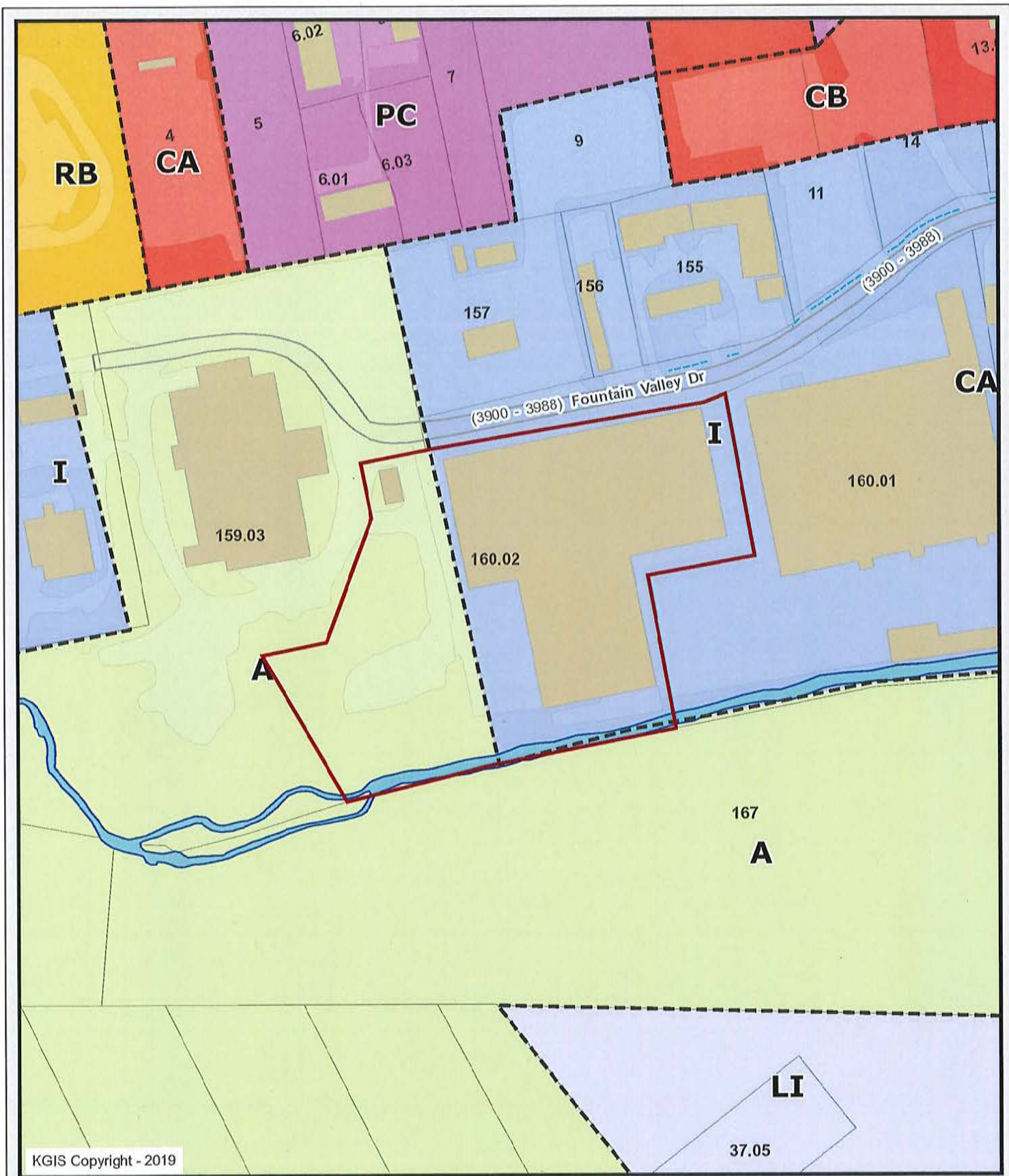


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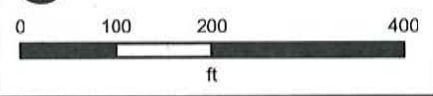


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038 16002



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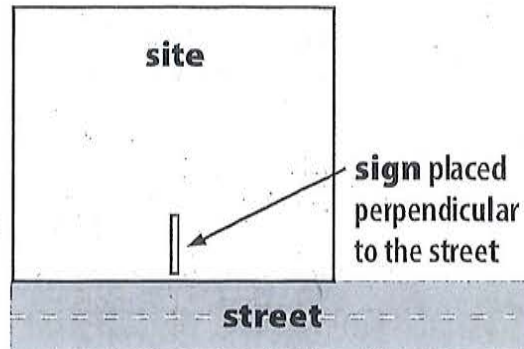
## REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. 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 15 days before 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 15 days before the next Planning Commission 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:

6/26/19 and 7/12/19  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: [Handwritten Signature]

Printed Name: WESLEY OWEN

Phone: 865-766-5367 Email: Wes@mancaevestorage.com

Date: 5/29/18

File Number: 7-N-19-RZ