

REZONING REPORT

▶ **FILE #:** 6-C-19-RZ

AGENDA ITEM #: 23

AGENDA DATE: 6/13/2019

▶ **APPLICANT:** PREFERRED PUMP & EQUIPMENT

OWNER(S): Preferred Pump

TAX ID NUMBER: 96 PART OF 11304

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 3010 E. Governor John Sevier Hwy

▶ **LOCATION:** East side of East Governor John Sevier Highway, East side Trebor Lane, South of Thorngrove Pike

▶ **APPX. SIZE OF TRACT:** 2.2 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E Governor John Sevier Highway, a major arterial, with a pavement width of 45' feet, within a right-of-way of 112' feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

▶ **PRESENT ZONING:** CA (General Business)

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

▶ **EXISTING LAND USE:** OF (Office)

▶ **PROPOSED USE:** Any zone allowed in I (Industrial)

EXTENSION OF ZONE: Yes, the property is surrounded by (I) Industrial zoning.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Office - I (Industrial)

South: Rural Residential, Commercial - I (Industrial), CA (General Business)

East: Mining - I (Industrial)

West: Industrial - I (Industrial)

NEIGHBORHOOD CONTEXT: The area is comprised of primarily mining/quarrying operations and other industrial uses, in the general proximity of the Forks of the River Industrial Park. Some office and commercial uses and vacant land are also in the vicinity of this site.

STAFF RECOMMENDATION:

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

Staff recommends approval of the requested I (Industrial) zoning, as an extension of the surrounding I (Industrial) zoning. The extension is also compatible with the sector plan land use classification for LI (Light Industrial).

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 in the in the Planned Growth Area of the Growth Policy Plan, and is within the general area of the Forks of the River Industrial Park.

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

1. The proposed amendment to I zoning provides 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.

2. 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 AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. I zoning is compatible with the existing LI sector plan designation.

2. This rezoning to I (Industrial) eliminates potential conflicts with the surrounding Industrial zoning and uses that are permitting in the CA (General Business) zone.

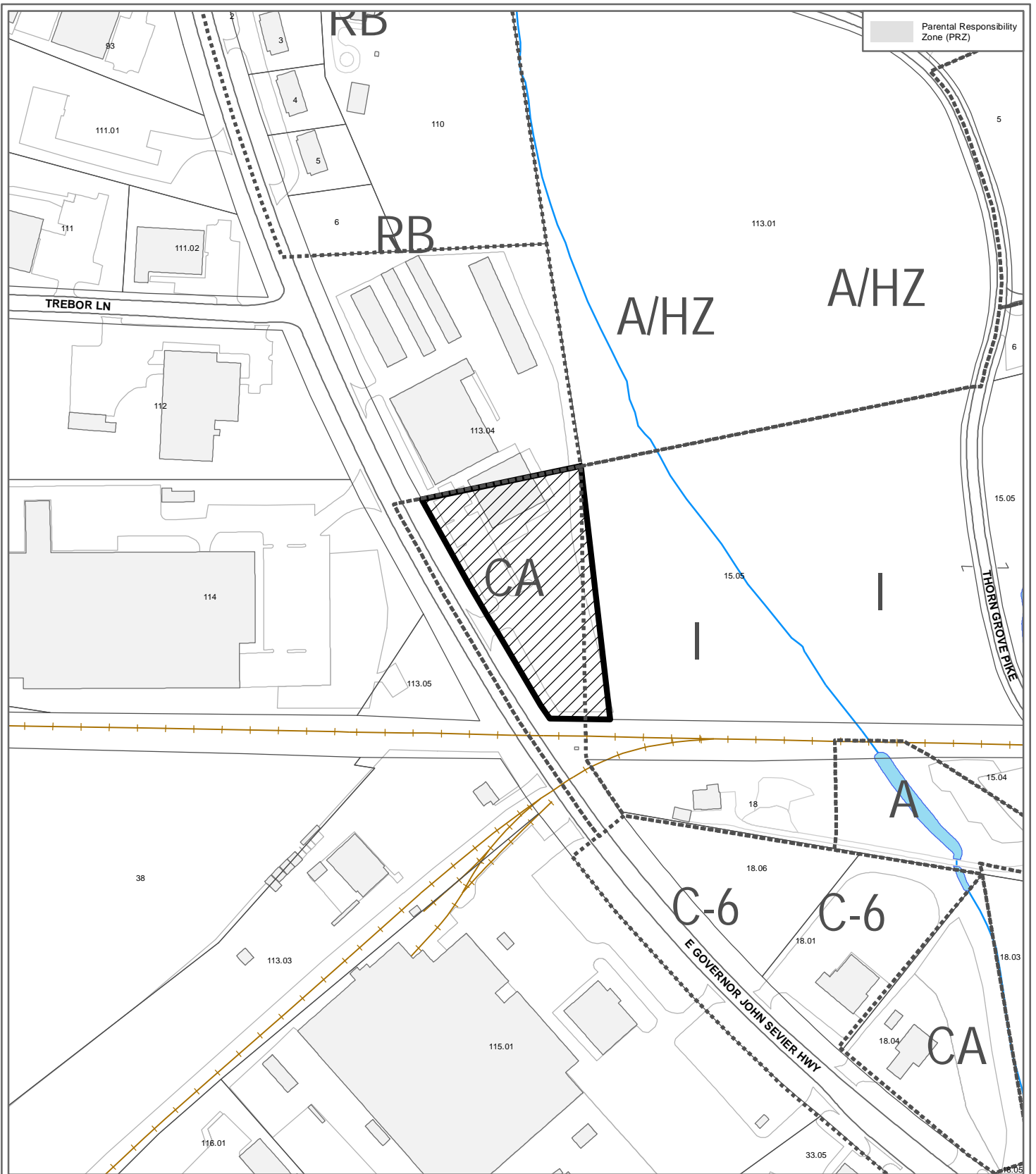
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The request is consistent with and not in conflict with any 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 7/22/2019. 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.



**6-C-19-RZ
REZONING**

From: CA (General Business)

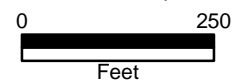
To: I (Industrial)



Petitioner: Preferred Pump & Equipment

Map No: 96

Jurisdiction: County



Original Print Date: 5/16/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING PLAN AMENDMENT

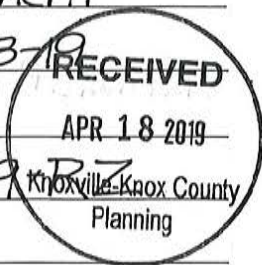
Name of Applicant: Preferred Pump & Equipment

Date Filed: 4-18-19 Meeting Date: 6-13-19

Application Accepted by: Sherry Michienzi

Fee Amount: \$1000 File Number: Rezoning 6-C-19-87

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 3010 E Gov. John Sevier Hwy

General Location: E/S E. Gov. John Sevier Hwy, E/S Trebor Ln., S. of Thorngrove PK.

Parcel ID Number(s): 096 11304 P/O

Tract Size: 2.2 (approx.) acres

Existing Land Use: Office

Planning Sector: East County

Growth Policy Plan: Planned Growth

Census Tract: 54.01

Traffic Zone: 67

Jurisdiction: City Council _____ District
 County Commission 8 District

Requested Change

REZONING

FROM: CA

TO: I

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Density Proposed _____ Units/Acre

Previous Rezoning Requests: any use allowed in Industrial zone

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT Name: Preferred Pump

Company: Doug Grooms

Address: 2201 Scott Ave.

City: FT. Worth State: TX Zip: 76103

Telephone: 828-329-5576

Fax: _____

E-mail: dgrooms@preferredpump.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: Doug Grooms

Company: Preferred Pump

Address: 917 Beaverdam Road

City: Canton State: NC Zip: 28716

Telephone: 828-329-5576

Fax: _____

E-mail: dgrooms@preferredpump.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: Douglas Grooms

PLEASE PRINT Name: Douglas G. Grooms

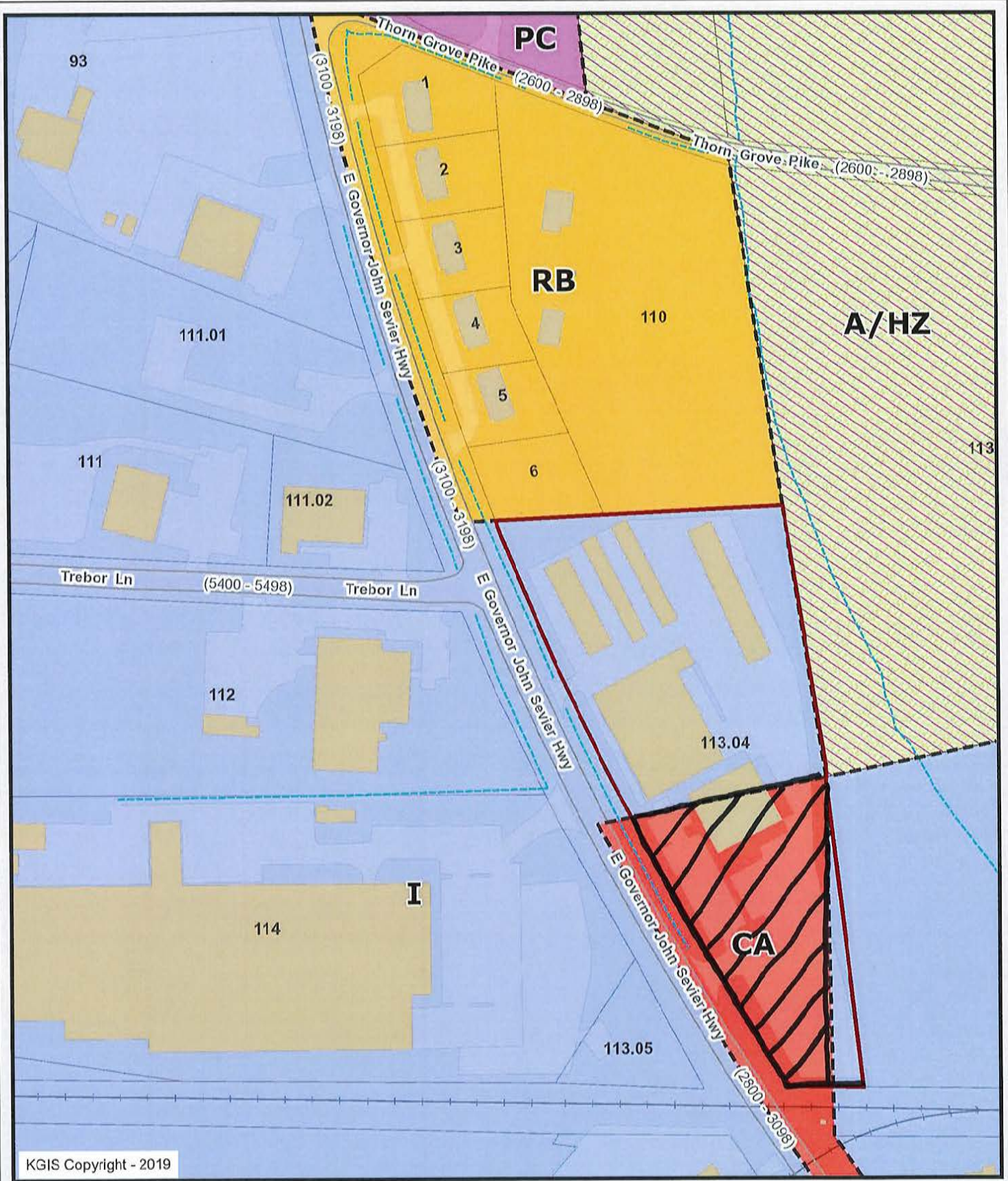
Company: Preferred Pump

Address: 917 Beaverdam Road

City: Canton State: NC Zip: 28716

Telephone: 828-329-5576

E-mail: dgrooms@preferredpump.com



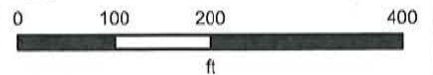
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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Governor's Source, LLC

4424 Sutherland Avenue
Knoxville, Tennessee 37939

10 April 2019

Via Email to wsowad@preferredpump.com

Mr. Randy Lyne
Lyne Gear, LLC
2201 Scott Avenue
Fort Worth, Texas 76103

Re: Authorization to Proceed with Re-zoning
3010 Governor John Sevier Highway, Knoxville, Tennessee

Dear Mr. Lyne:

Pursuant to your request, this letter serves as written approval and authorization to act upon behalf of the owner, Governor's Source, LLC, to apply and seek re-zoning of the above referenced property. Any expense association with this application and re-zoning process shall be the responsibility of Lyne Gear, LLC.

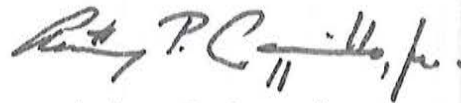
Should you need further documentation or consent for the municipality to proceed, please do not hesitate to contact me.

Sincerely,

Governor's Source, LLC

xc:

Bob Thornton, Baker Realty



By: Anthony P. Cappiello, Jr.
Its: Chief Manager

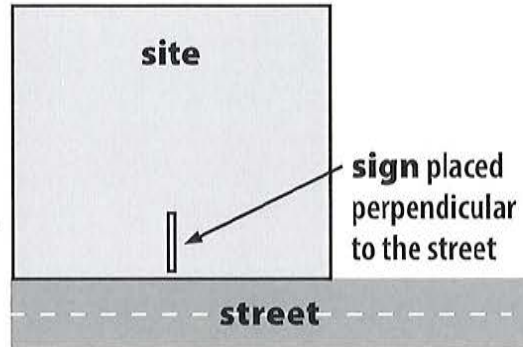
REQUIRED SIGN POSTING AGREEMENT

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:

May 29th (Wed) and June 14th (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Doug Grooms*

Printed Name: Doug Grooms

Phone: 828-329-5576 Email: dgrooms@preferredpump.com

Date: 4-18-19

File Number: 6-C-19-BZ