

REZONING REPORT

▶ **FILE #:** 6-P-19-RZ

AGENDA ITEM #: 36

AGENDA DATE: 6/13/2019

▶ **APPLICANT:** CHRIS BURKHART - I-40 CONSTRUCTION SERVICES

OWNER(S): Chris Burkhart I-40 Construction Services, LLC

TAX ID NUMBER: 711A001 0711A028 & 0711A027

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1001 Spring Hill Rd

▶ **LOCATION:** **South of I-40,, adjacent to exit 392, North of Nash Rd, East of Rutledge Pike**

▶ **APPX. SIZE OF TRACT:** 15.35 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Spring Hill Rd, a local street with a pavement width of 30' feet within a right-of-way width of 88' feet. Access is also via Nash Rd and Pelham Rd, local streets with a pavement width of 20' to 23' feet within a right of way width of 41' to 46' feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Loves Creek

▶ **PRESENT ZONING:** C-6 (General Commercial Park)

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant

▶ **PROPOSED USE:** Equipment outdoor storage

DENSITY PROPOSED: N/A

EXTENSION OF ZONE:

HISTORY OF ZONING: 8-D-84-RZ: I-2 to C-3, 3-K-01-RZ: R-2 to I-3, 10-D-10-RZ: I-2 to C-6

SURROUNDING LAND USE AND ZONING: North: Interstate ROW - I-3 (General Industrial)

South: Single family residential, commercial - I-2 (Restricted manufacturing & warehousing), R-1A (Low Density Residential)

East: Single family residential - R-1A (Low Density Residential)

West: Interstate ROW, Agriculture/forestry/vacant - R-2 (General Residential), C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: The area is adjacent to Interstate 40 and a mostly single family residential neighborhood.

STAFF RECOMMENDATION:

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

Staff recommends approval of the requested I-3 (General Industrial) zoning which is consistent with the sector plan and one year plan land use classification of LI (Light Industrial) for this property.

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 inside the city limits of Knoxville.
2. The requested area for rezoning to I-3 is wedged between a single-family residential neighborhood and the interstate right-of-way.

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

1. The I-3 (general industrial district) provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. 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 have some adverse effects on surrounding properties and 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-3 zoning is compatible with the existing LI (Light Industrial) sector plan designation and should not adversely effect any other part of the county.

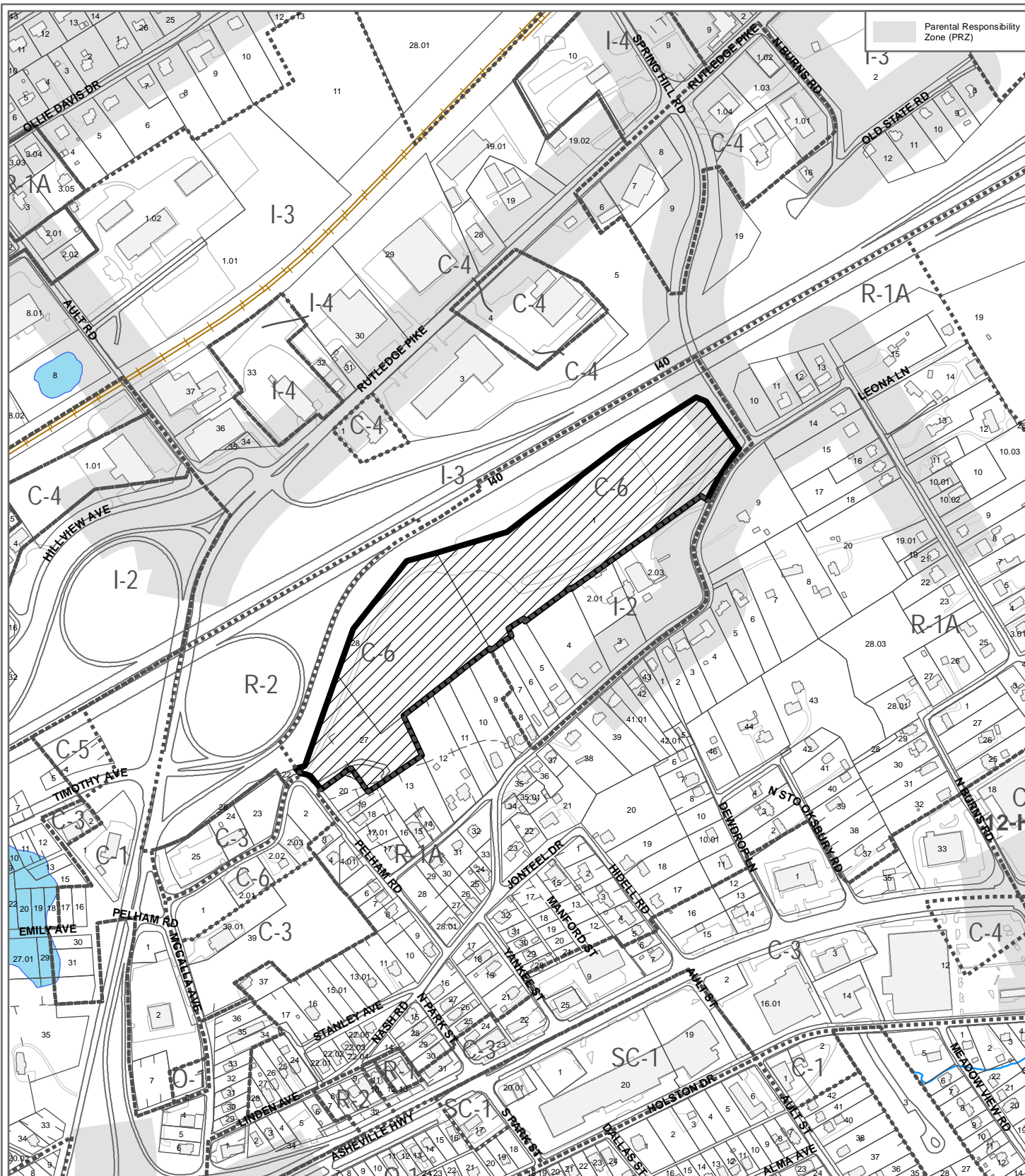
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The request is consistent with and not in conflict with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

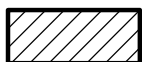
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 7/16/2019 and 7/30/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



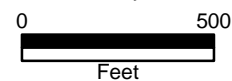
**6-P-19-RZ
REZONING**

From: C-6 (General Commercial Park)
To: I-3 (General Industrial)



Petitioner: Chris Burkhart - I-40
Construction Services

Map No: 71
Jurisdiction: City



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

REZONING **PLAN AMENDMENT**

Name of Applicant: Chris Burkhart - I-40 Construction Services LLC

Date Filed: 4/19/2019 Meeting Date: 6/13/2019

Application Accepted by: Gerald Green

Fee Amount: waived - GG File Number: Rezoning 6-P-19-RZ

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 1001 & 1057 Spring Hill Rd, 0 Pelham Rd
 General Location: S. of I-40, adjacent to exit 392, N. of Nash Rd, E. of Rutledge Pk.

Parcel ID Number(s): 0711A001, 0711A028, 0711A027
block 31050

Tract Size: 14.8 15.35 acres

Existing Land Use: Agriculture/Forestry/Vacant

Planning Sector: East City

Growth Policy Plan: Inside City Limits

Census Tract: 32

Traffic Zone: 74

Jurisdiction: City Council Sixth (6) District
 County Commission _____ District

Requested Change

REZONING

FROM: C-6 (General Commercial Park District)

TO: I-3 (General Industrial District)

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Equipment outdoor storage

Density Proposed N/A Units/Acre _____

Previous Rezoning Requests: 10-D-10-RZ: R-2 & I-3 to C-6, 3-K-01-RZ: R-2 to I-3, 8-D-84-RZ: I-2 to C-3

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Chris Burkhart

Company: I-40 Construction Svcs., LLC

Address: P.O. Box 6069

City: Knoxville State: TN Zip: 37914

Telephone: 865-604-7767

Fax: _____

E-mail: chrisb@shoresouth.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Chris Burkhart

Company: Rock Pointe Crossing

Address: P.O. Box 6069

City: Knoxville State: TN Zip: 37914

Telephone: 865-604-7767

Fax: _____

E-mail: chrisb@shoresouth.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: Chris Burkhart

PLEASE PRINT

Name: Chris Burkhart

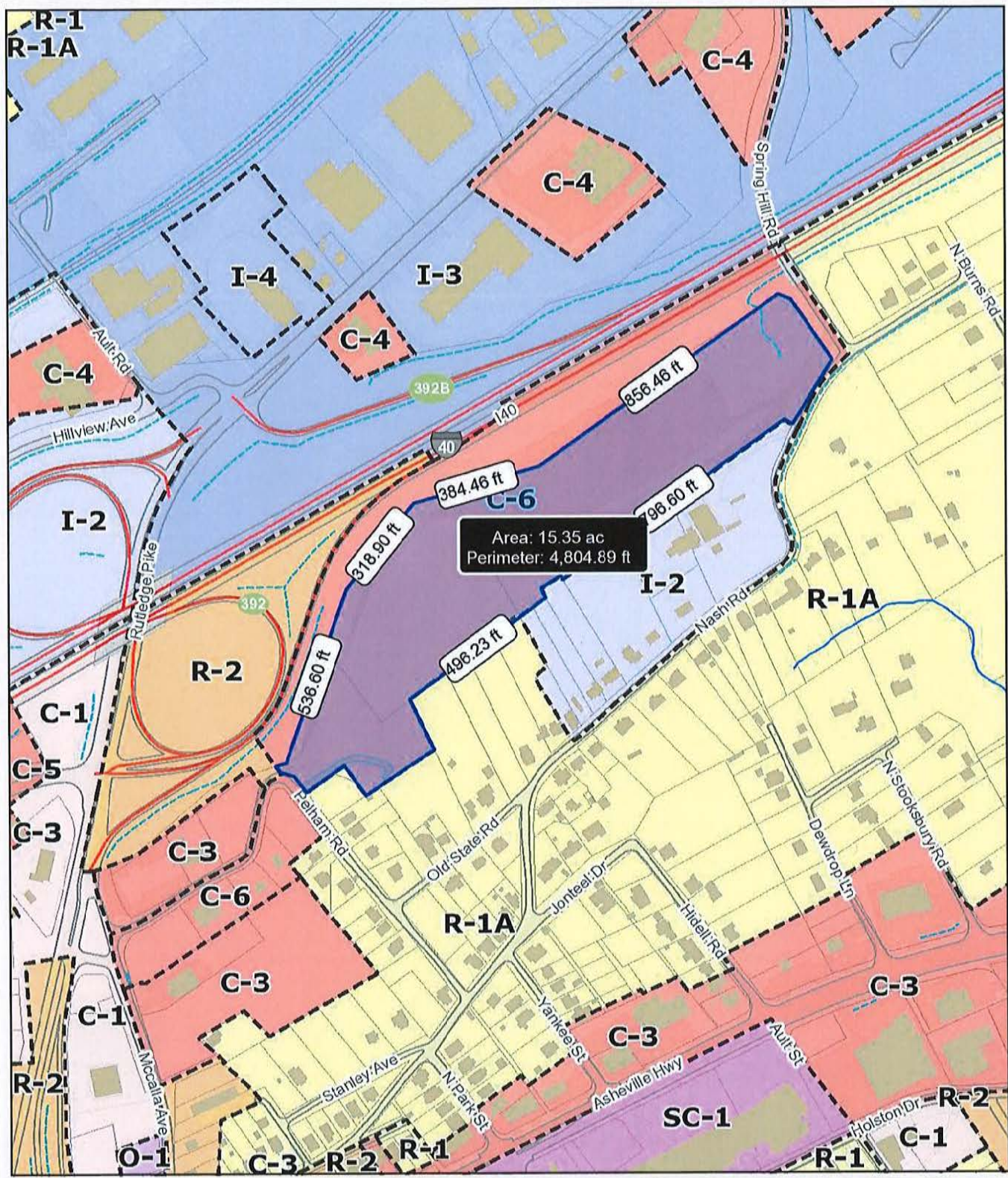
Company: Rock Pointe Crossing

Address: P.O. Box 6069

City: Knoxville State: TN Zip: 37914

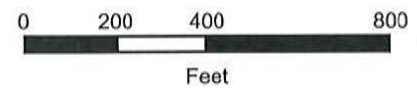
Telephone: 865-604-7767

E-mail: chrisb@shoresouth.com



6-P-19-RZ

Chris Burkhart - 1-40 Construction Services LLC



KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

© KGIS 2019

Printed: 4/29/2019 4:27:45 PM