

REZONING REPORT

▶ **FILE #:** 3-C-19-RZ

AGENDA ITEM #: 27

AGENDA DATE: 3/14/2019

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS

OWNER(S): Andy Shafer / Shafer Construction & Management

TAX ID NUMBER: 94 C J 00401, 016, 017, 019, 020

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 720 Burgess Ave

▶ **LOCATION:** Multiple parcels west of I-275, and east of Elm St. between Teddy Ave. and Bernard Ave.

▶ **APPX. SIZE OF TRACT:** 2.7 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Elm St, a minor collector with a pavement width of 24' feet within a right-of-way width of 50' feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** C-3 (General Commercial)

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

▶ **EXISTING LAND USE:** Office/Parking/Vacant Land

▶ **PROPOSED USE:** Self Storage

EXTENSION OF ZONE: I-2 & I-4 zoning to the west and northwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Office / C-3 (General Commercial)

South: Church, office / C-3 (General Commercial)

East: I-275 / C-3 (General Commercial) & I-3 (General Industrial)

West: Telecommunications facility, business, houses / C-3 (General Commercial), I-2 (Restricted Manufacturing & Warehousing), & R-1A (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of business, office, public/quasi-public and residential uses in the C-3, I-2, I-4, and R-1A zones.

STAFF RECOMMENDATION:

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

Staff recommends I-3 (General Industrial) zoning consistent with the LI (Light Industrial) designation on the One Year Plan and the Central City Sector 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-3 is a logical extension of zoning from the east.
2. I-3 zoning is consistent with the Light Industrial plan designation of the Central City Sector Plan and the Knoxville One Year Plan.
3. I-3 zoning is appropriate for this site, which is adjacent to other light industrial uses and industrial zoning.

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

1. The requested I-3 (General Industrial) zoning district is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. These land uses do not depend primarily on frequent personal visits from 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.
2. Based on the above description, this site is appropriate for general industrial use under I-3 zoning.

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. The recommended I-3 zoning is compatible with the surrounding land uses and zoning pattern.
2. I-3 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The property is located in an area that is developed with light industrial and commercial uses.

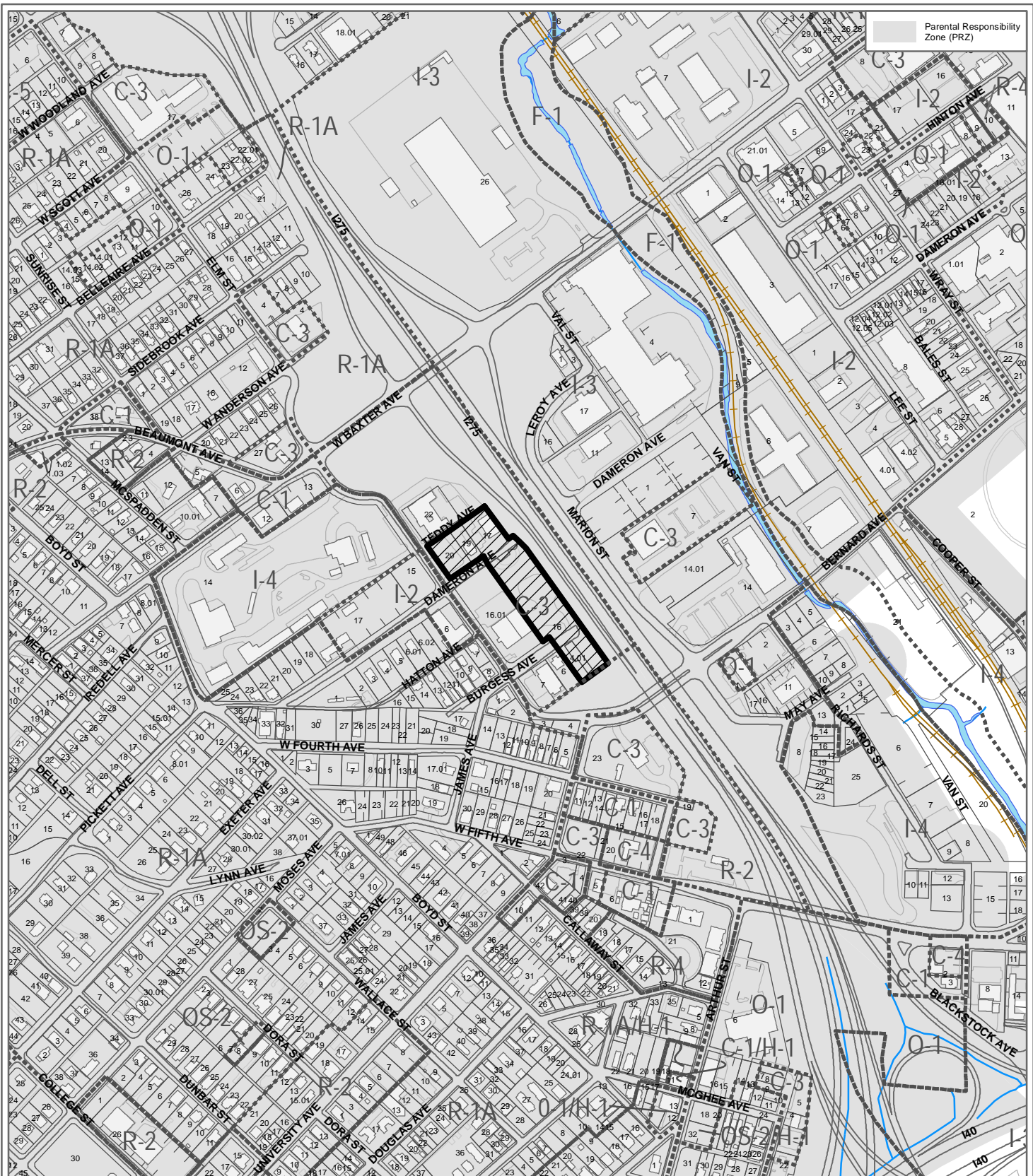
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The City of Knoxville One Year Plan proposes light industrial uses for the site, consistent with I-3 zoning.
2. The Central City Sector Plan proposes light industrial uses for the site, consistent with I-3 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended I-3 zoning does not present any apparent conflicts with any 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 4/9/2019 and 4/23/2019. 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.



**3-C-19-RZ
REZONING**

From: C-3 (General Commercial)

To: I-3 (General Industrial)



Original Print Date: 2/19/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Land Development Solutions

Map No: 94

Jurisdiction: City



Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

REZONING **PLAN AMENDMENT**

Name of Applicant: Land Development Solutions

Date Filed: 1/28/19

Meeting Date: 3/14/19

RECEIVED

JAN 28 2019

Knoxville-Knox County
Planning

Application Accepted by: M. Payne

Fee Amount: 1,000.00 File Number: Rezoning 3-C-19-77

Fee Amount: 74 File Number: Plan Amendment 74

PROPERTY INFORMATION

Address: 719, 729 Dameron Ave & 0 Teddy Ave & 720, 0 Burgess Ave

General Location: West of I-275, east of Elm St between
Teddy Ave and Bernard Ave

Parcel ID Number(s): 094CJ017, 094CJ019, 094CJ020
094CJ016 & 094CJ00401

Tract Size: 2.7 acres

Existing Land Use: Commercial Office

Planning Sector: Central City

Growth Policy Plan: Central City

Census Tract: 70

Traffic Zone: 52

Jurisdiction: City Council 6th District
 County Commission _____ District

**Requested Change
REZONING**

FROM: C-3

TO: I-3

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: N/A

TO: N/A

PROPOSED USE OF PROPERTY

Self storage

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Andy Shafer

Company: Shafer Construction & Management

Address: 1100 Marion St Suite 100

City: Knoxville State: TN Zip: 37921

Telephone: 865-546-0761

Fax: _____

E-mail: ashafer@shaferinsurance.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: E J Baksa, Jr

Company: Land Development Solutions

Address: 310 Simmons Road, Suite K

City: Knoxville State: TN Zip: 37922

Telephone: 865-671-2281

Fax: _____

E-mail: rbaksa@ldstn.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: [Signature]

PLEASE PRINT

Name: E. J. (Rusty) Baksa, Jr. P.E.

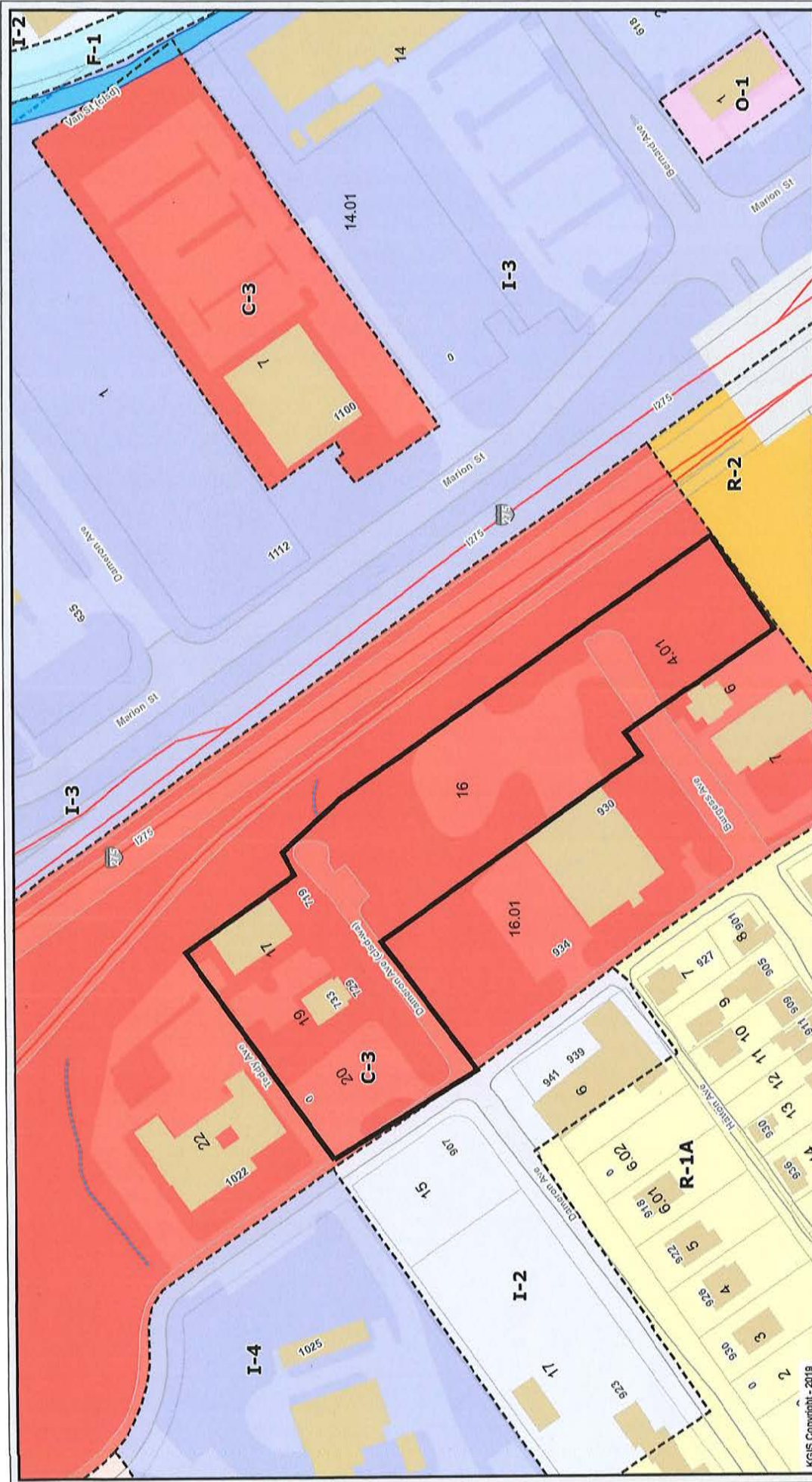
Company: Land Development Solutions

Address: 310-K Simmons Rd

City: Knoxville State: TN Zip: 37922

Telephone: 865-671-2281

E-mail: rbaksa@ldstn.com



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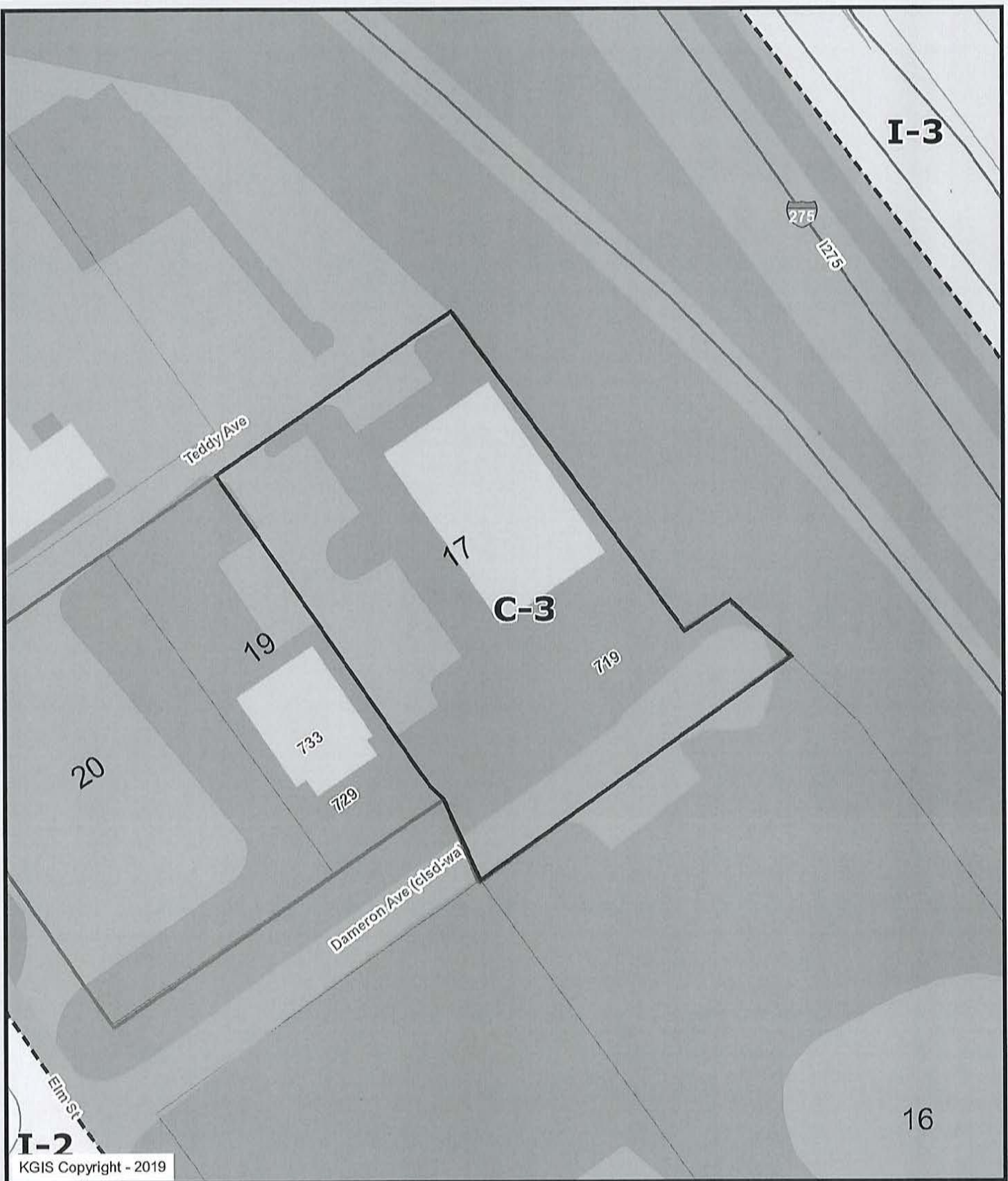
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ft

Shafer Properties Rezoning

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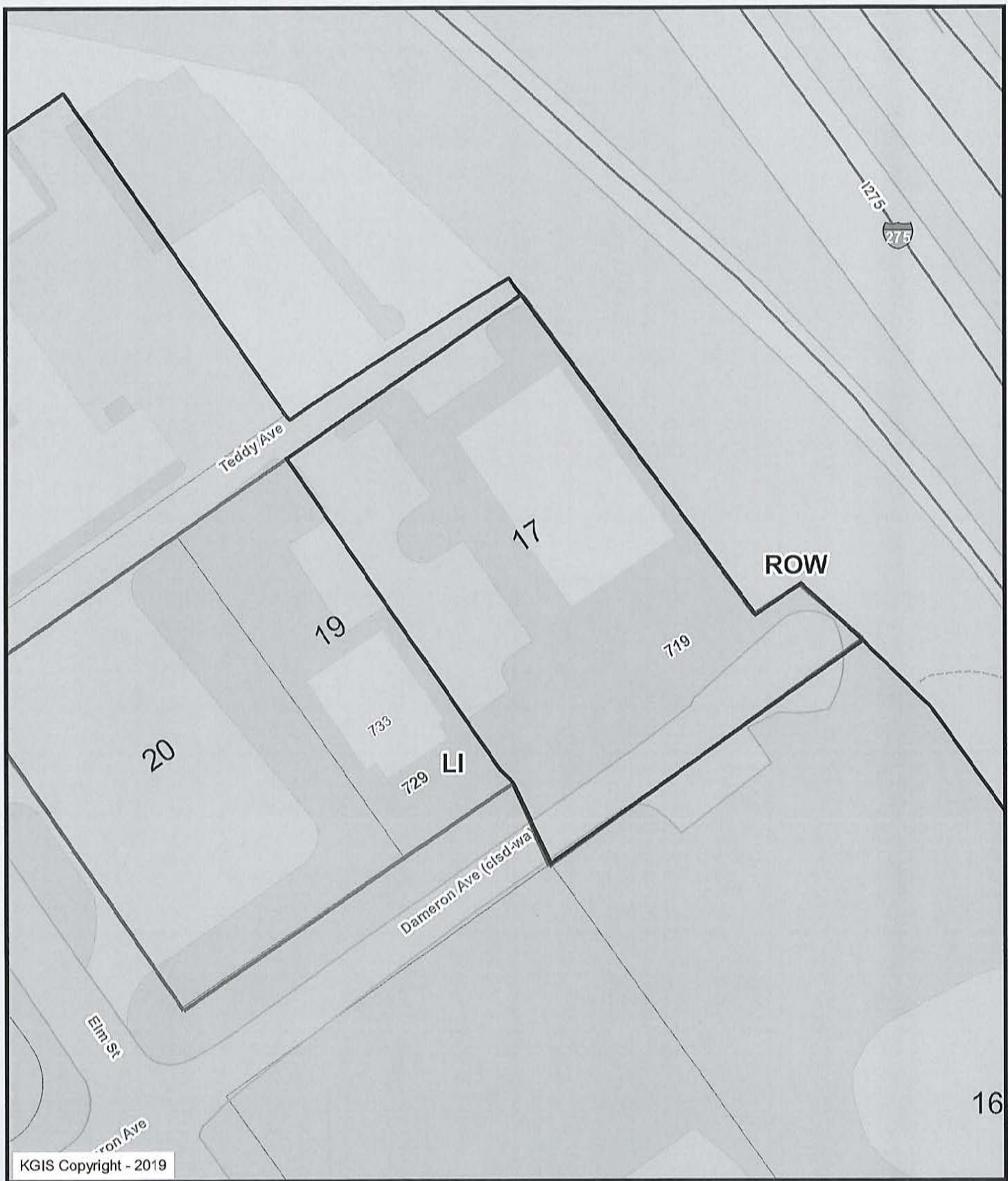
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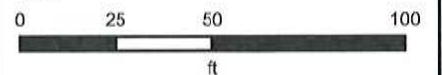


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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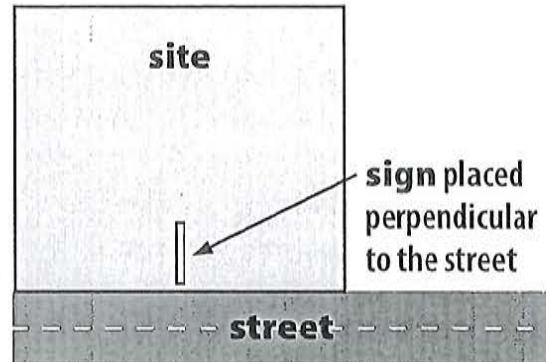
REQUIRED SIGN POSTING AGREEMENT

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:

2/27/19 and 3/15/19
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: [Handwritten Signature]

Printed Name: E.J. Baksa Jr

Phone: 671-2281 Email: rbaksa@ldstn.com

Date: 2/28/19

MPC File Number: 3-C-19-RZ