

REZONING REPORT

► **FILE #:** 11-E-19-RZ

AGENDA ITEM #: 14

AGENDA DATE: 11/14/2019

► **APPLICANT:** PETER DADZIE

OWNER(S): Peter Dadzie / Africa Motor Company

TAX ID NUMBER: 94 A A 017

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 2553 Western Ave.

► **LOCATION:** North side Western Ave., east of Mynderse Ave.

► **APPX. SIZE OF TRACT:** 0.7 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: The property will be accessed off of Western Avenue, a major arterial. The newly realigned Western Avenue has a pavement width of 21 feet and a right-of-way width that varies from 114 feet to 127 feet in front of this property.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

► **PRESENT ZONING:** I-3 (General Industrial)

► **ZONING REQUESTED:** C-6 (General Commercial Park)

► **EXISTING LAND USE:** Vacant parcel

► **PROPOSED USE:** Used automobile sales

DENSITY PROPOSED: N/A

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND North: Industrial - I-4 (Heavy Industrial District)

USE AND ZONING: South: Commercial - I-4 (Heavy Industrial District)

East: Agricultural/Forestry/Vacant - I-3 (General Industrial District)

West: Agricultural/Forestry/Vacant - I-3 (General Industrial District)

NEIGHBORHOOD CONTEXT: This area has an industrial feel to it though there are commercial businesses present. Dollar General is to the west. Eagle Transportation Company (trucking company transporting liquid bulk (petroleum, chemicals, bio-fuels and oil in tanker trailers), AlSCO (linen and uniform rental service) and Reynolds Aluminum (slewing ring manufacturer) are across Western Avenue, and vacant land is to the north.

STAFF RECOMMENDATION:

► **Deny C-6 (General Commercial Park District) zoning.**

Staff recommends denial of C-6 (General Commercial Park District) zoning because the C-6 zone is

specifically intended to encourage the clustering of commercial activities to prevent proliferation of commercial uses along major thoroughfares, and this parcel is surrounded by industrial zones on all sides.

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. Western Avenue has been realigned and the right-of-way moved slightly to the south. However, this change, while substantial, does not warrant a zoning amendment.

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

1. The requested amendment to the C-6 (General Commercial Park) District is intended:
 - To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas.
 - To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated.
 - To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping.
 - To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County.
 - To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the following subsections.
 - To encourage general commercial activities to locate in areas that have access to a major street system.
2. The applicant has requested the C-6 zone, which allows vehicle dealerships if found to be compatible with surrounding uses. On January 1, 2020, the effective date of the City's new zoning code, this property will be zoned I-MU (Industrial-Mixed Use) which does not permit auto dealerships.

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. This parcel is bordered by commercial and industrial uses.
2. The proposed use, while less intense, is also not consistent with surrounding uses.
3. Staff received feedback during the community involvement phase of writing the new zoning ordinance regarding the Western Avenue corridor. Residents wanted the area to look cleaner and less run-down. There is an opportunity here with the TDOT road construction to advance their wishes.

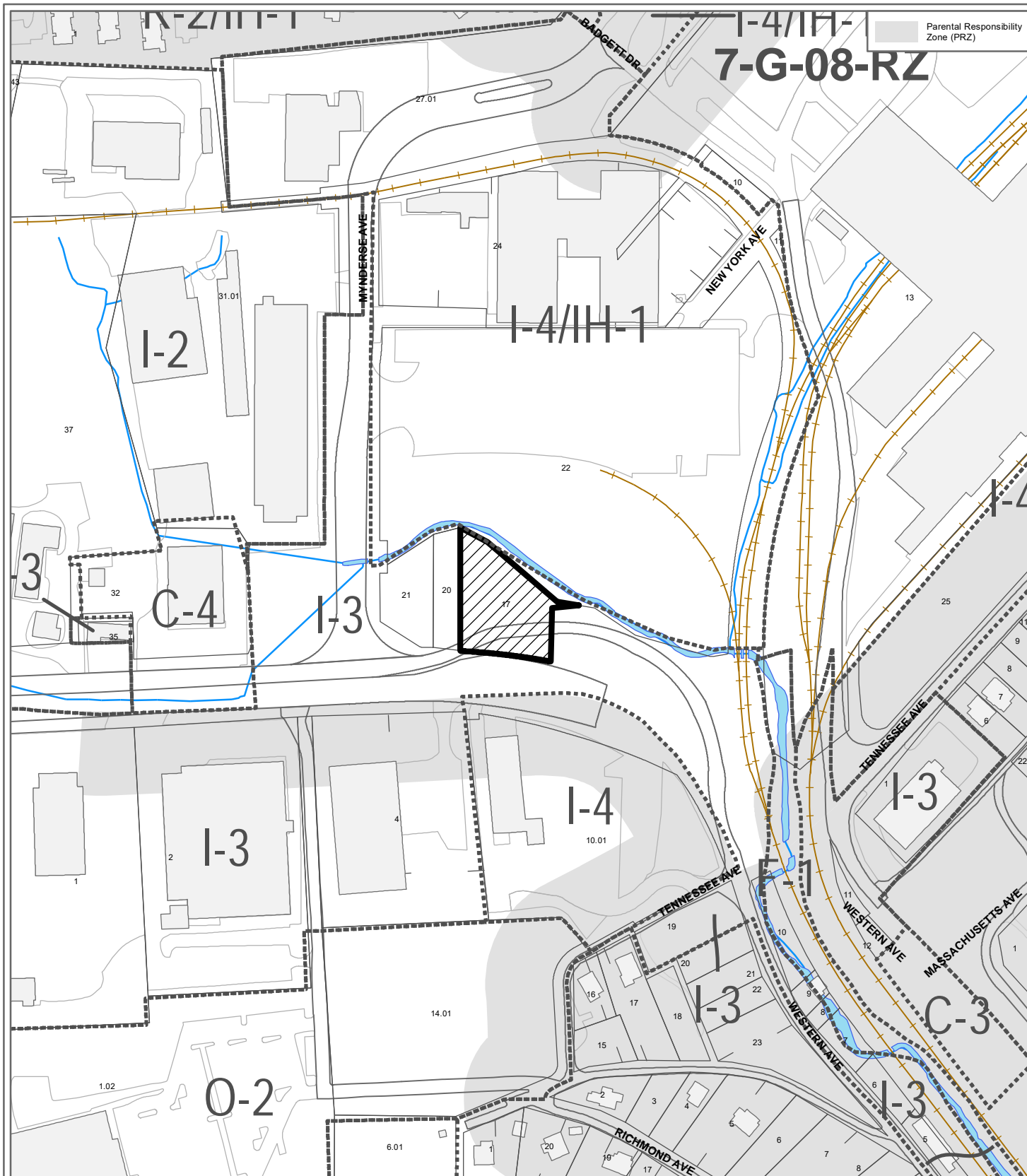
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.
2. The parcel is not in the Hillside and Ridgetop Protection Area; however, there is a ridge with a significant slope that wraps around the rear and western perimeter of the property.
3. The proposed amendment would be consistent with the sector plan's Light Industrial designation, which lists C-6 as one of its recommended zones.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

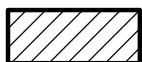
If approved, this item will be forwarded to Knoxville City Council for action on 12/17/2019 and 1/14/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**11-E-19-RZ
REZONING**

From: I-3 (General Industrial)

To: C-6 (General Commercial Park)



Petitioner: Dadzie, Peter

Map No: 94

Jurisdiction: City



Original Print Date: 10/11/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

11-E-19-RZ
EXHIBIT A. Contextual Images



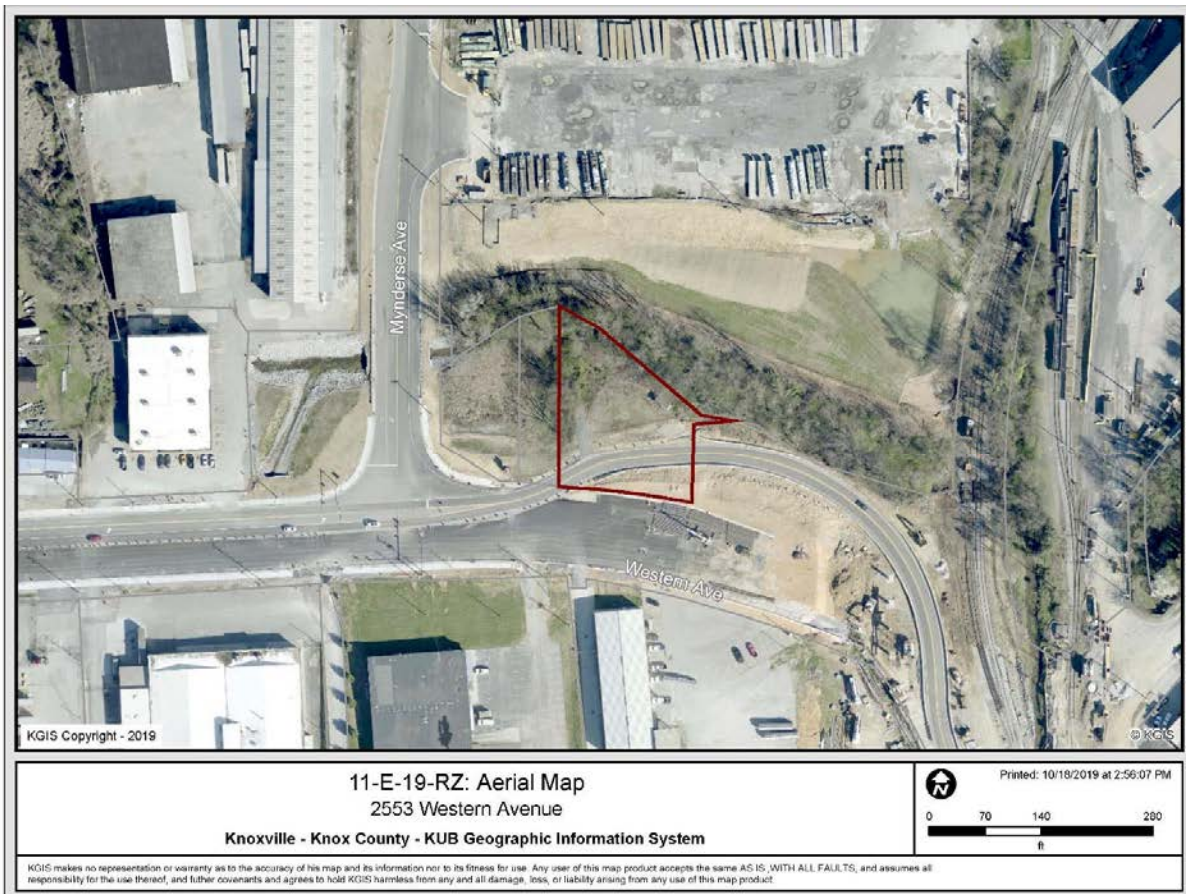
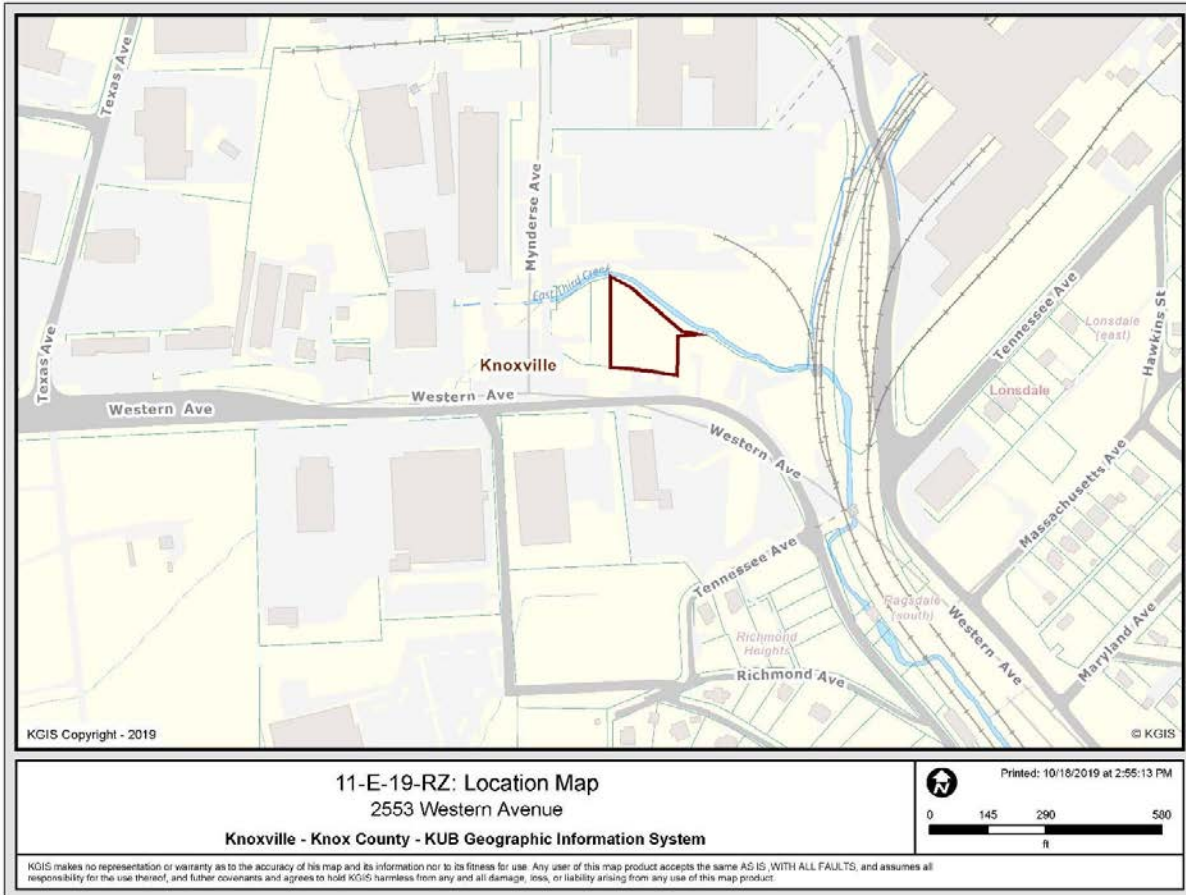
Street view of Western Avenue, facing west



Street view of Western Avenue, facing east

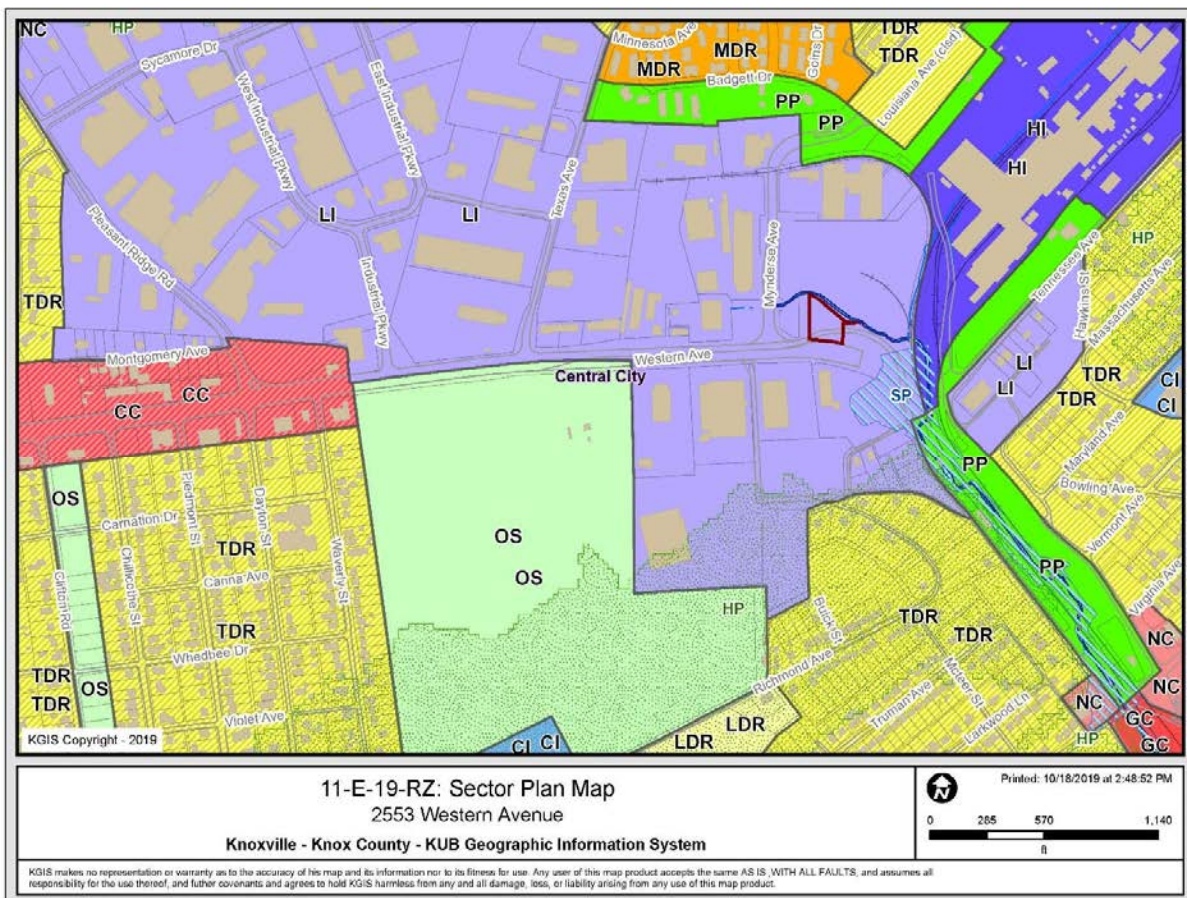
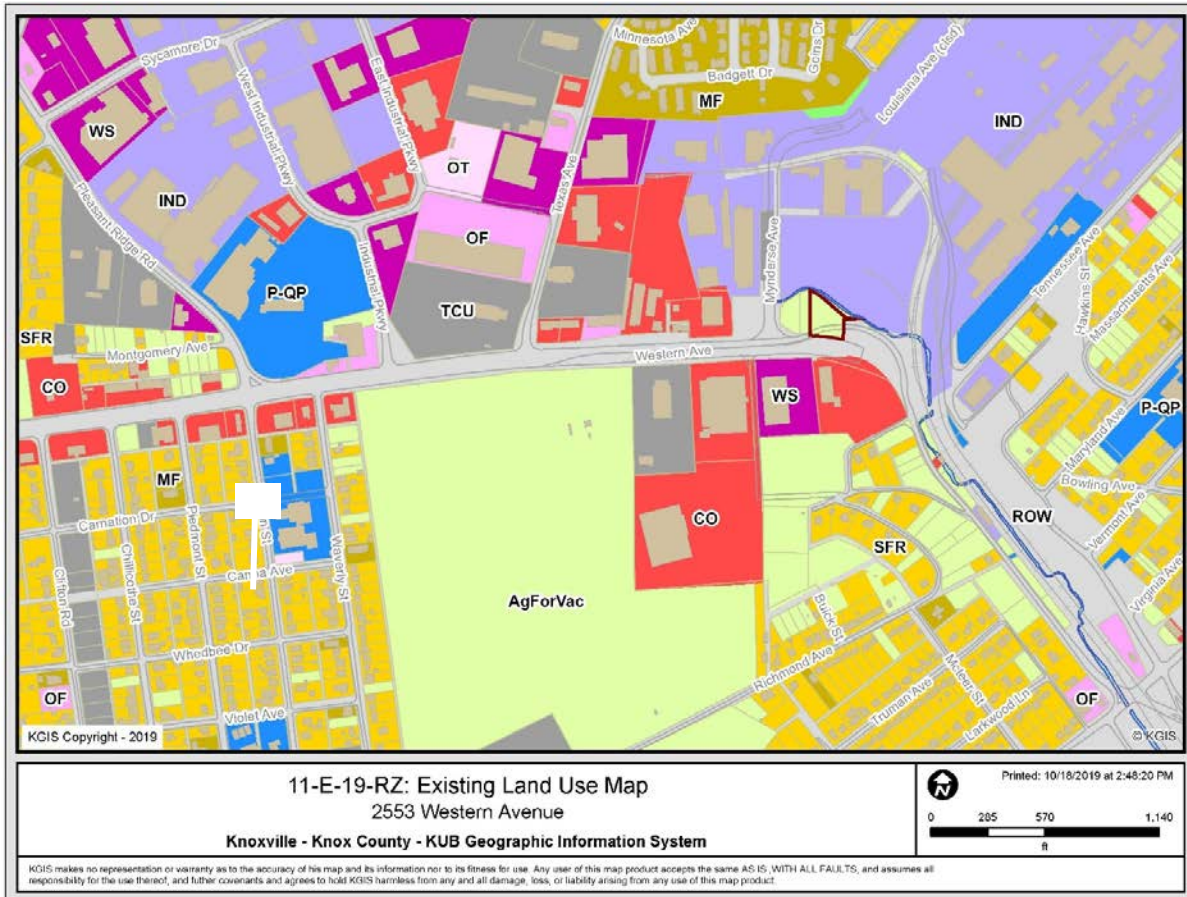
11-E-19-RZ

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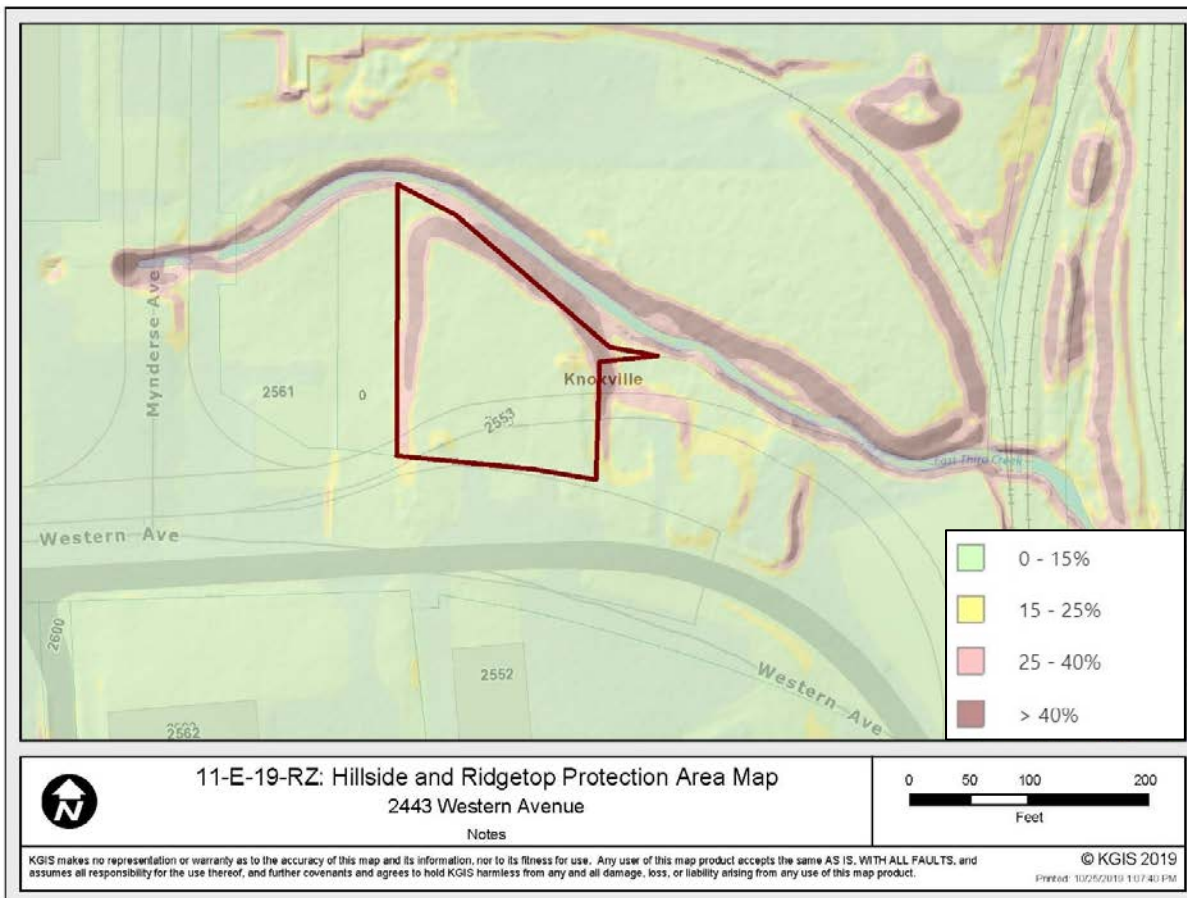
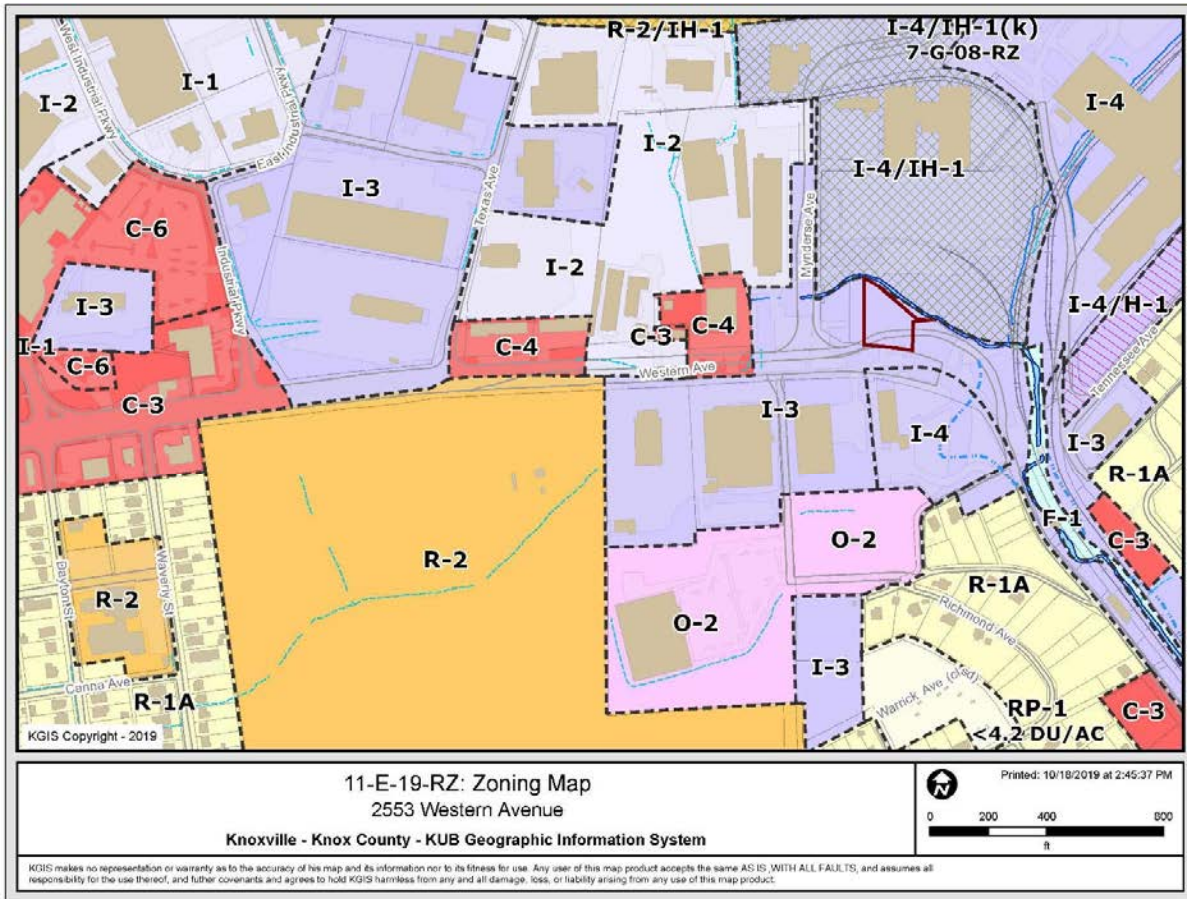
11-E-19-RZ

EXHIBIT A. Contextual Images



11-E-19-RZ

EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST

RECEIVED

SEP 27 2019

Knoxville-Knox County
Planning

DEVELOPMENT

- ☐ Development Plan
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

Peter Dadzie

Applicant

9-27-19

Date Filed

11-14-19

Meeting Date (if applicable)

11-E-19-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☒ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Peter Dadzie

Name

Africa Motor Company

Company

702 E Magnolia

Address

Knoxville, TN

City

37917

State

Zip

865-455-8767

Phone

Email

peterdadzie1@gmail.com

CURRENT PROPERTY INFO

- Same -

Owner Name (if different)

Owner Address

Owner Phone

2553 Western Avenue

Property Address

094AA017

Parcel ID

N/S Western Ave., East of Mynderse Ave.

General Location

.7 acres

Tract Size

5

Jurisdiction (specify district above)

- ☒ City ☐ County

I-3

Zoning District

Central City

Planning Sector

LI

Sector Plan Land Use Classification

City

Growth Policy Plan Designation

Vacant

Existing Land Use

Septic (Y/N)

Sewer Provider


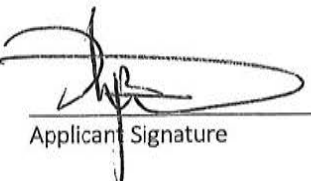
Water Provider

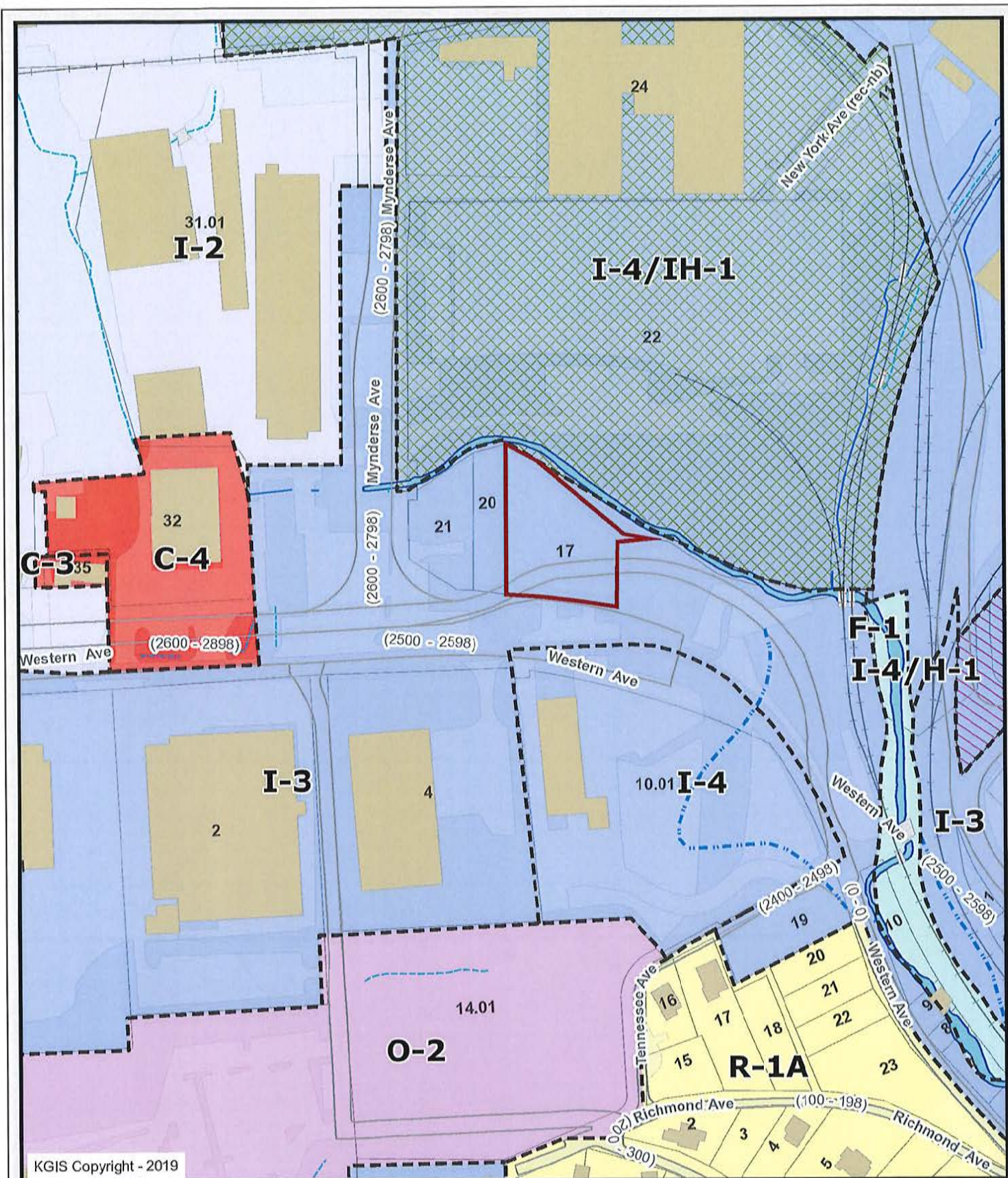
REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____	
	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements	
	<input checked="" type="checkbox"/> Zoning Change: <u>C-60</u> Proposed Zoning <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) <input checked="" type="checkbox"/> <u>automobile sales</u> <input type="checkbox"/> Other (specify): _____	

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 1: <div style="text-align: right; font-size: 1.5em;">\$1000.00</div>	TOTAL: <div style="text-align: right; font-size: 1.5em;">\$1000.00</div>
		FEE 2:	
		FEE 3:	

AUTHORIZATION

 Staff Signature	<u>SHERRY MICHIEZI</u> Please Print	<u>9-27-19</u> Date
 Applicant Signature	<u>Peter K. Dadzio</u> Please Print	<u>9/27/19</u> Date

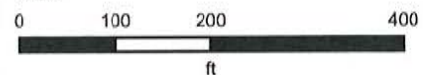


Letter Portrait

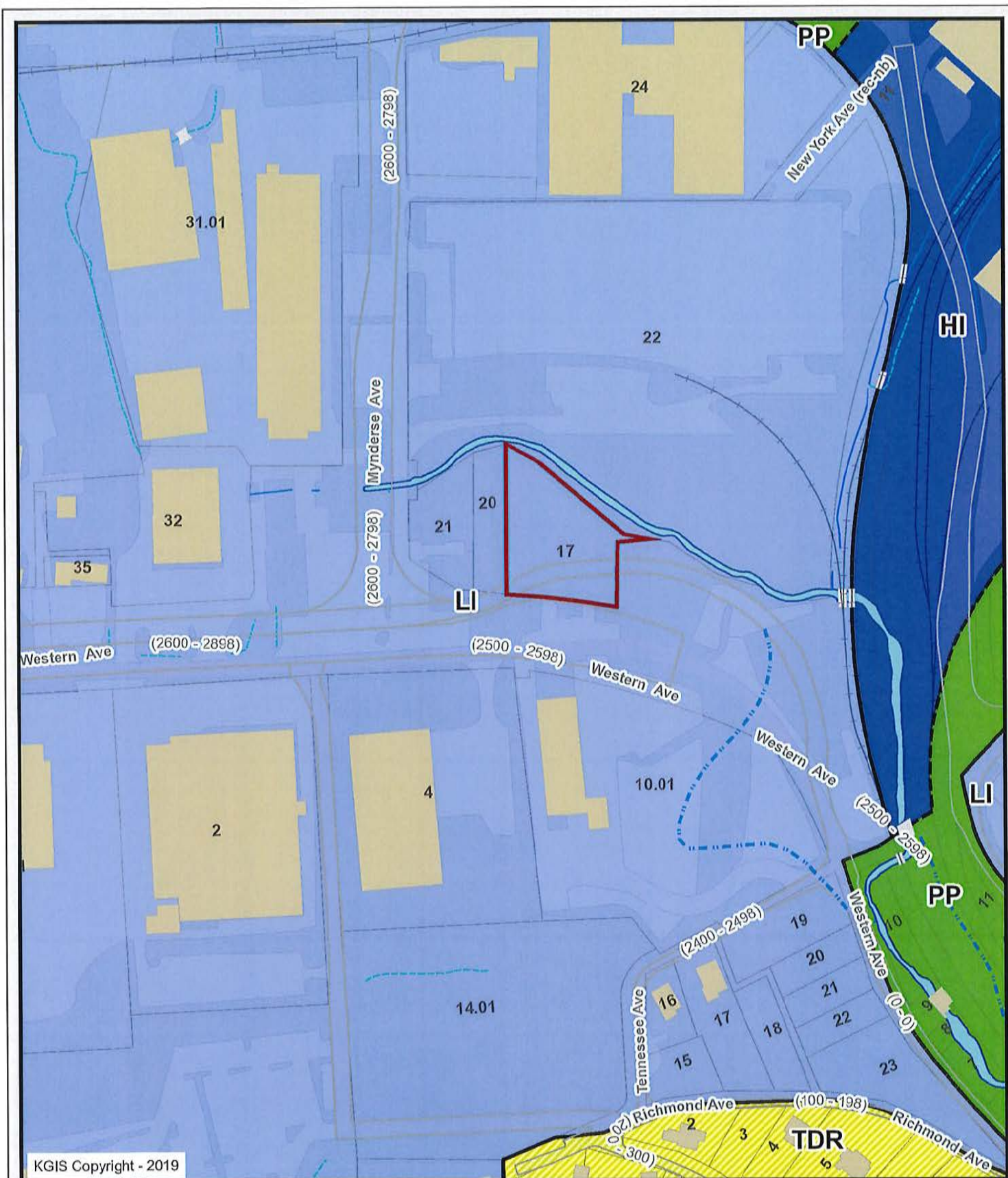
Knoxville - Knox County - KUB Geographic Information System



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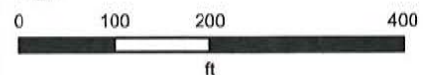
Letter Portrait

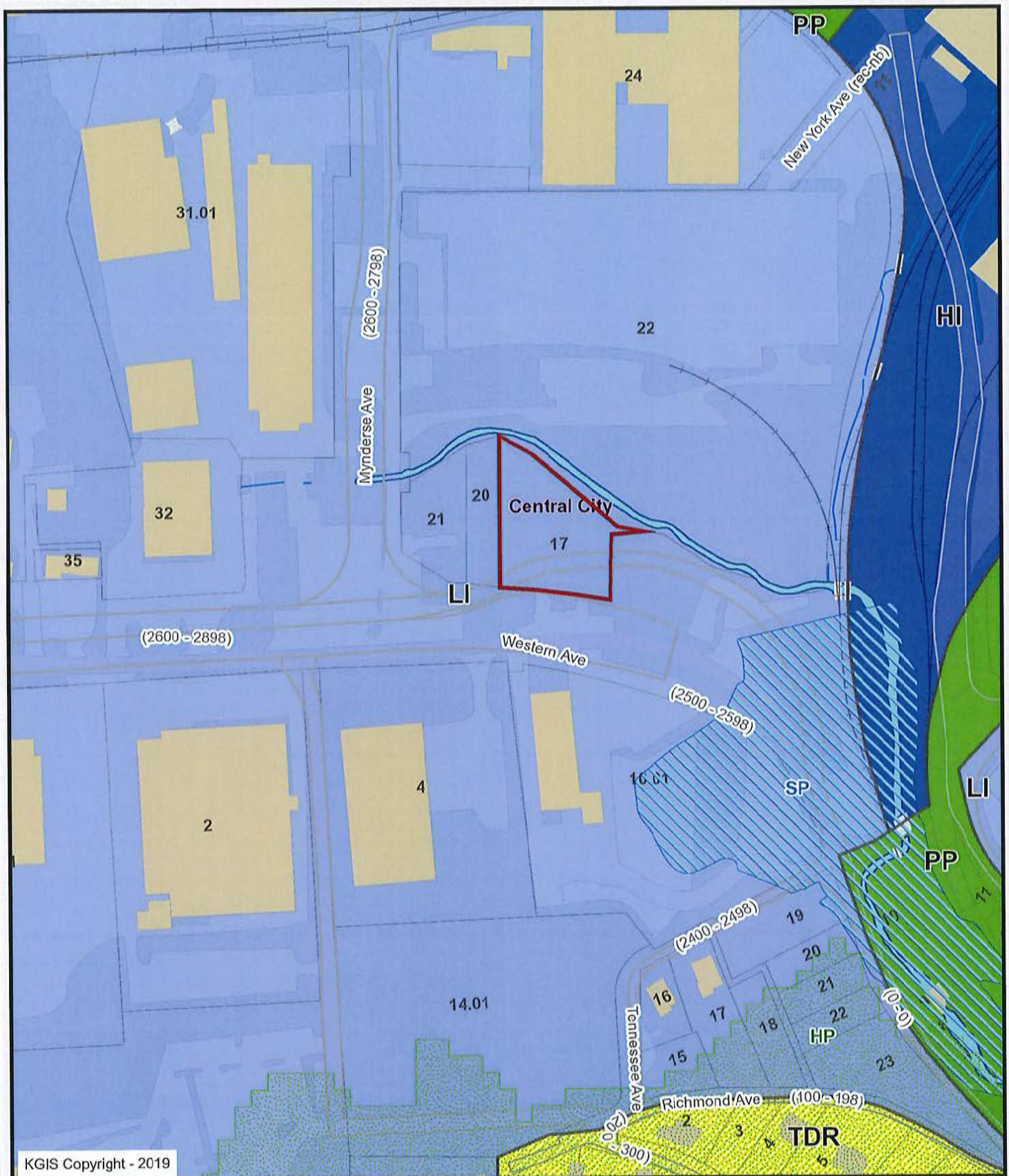
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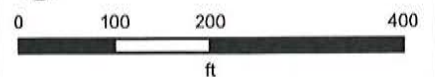
Letter Portrait

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Source: KGIS

09/27/2019

District	Map	Insert	Group	Parcel	Ward	Property Location			
	94	A	A	17	19	0 WESTERN AVE			
Subdivision				Block	Lot	Plat		Dimensions (shown in ft.)	Acreage
PROP OF ROBERT C STRAWN				-	-	<u>M370-A</u>		177.43 X 217.34 X IRR	0.00 - A.C. Deeded
									0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address	
STRAWN ROBERT C & DORIS T				6/24/1976	<u>1583</u>	144		4640 ROBINDALE RD KNOXVILLE, TN 37921	
				6/24/1976	<u>1583</u>	146	\$ 11,500		
				9/30/1980	<u>1717</u>	466			
				5/25/1990	<u>2009</u>	942			
JONES BOB				11/21/2006	<u>20061205</u>	0046971	\$ 90,000	1526 WEST WOODSHIRE DR KNOXVILLE, TN 37922	
				11/23/2010	<u>20101123</u>	0032367		429 KENDALL RD KNOXVILLE, TN 37919	
JONES BOB & JONES JUDY A				8/27/2015	<u>20150831</u>	0013758		429 KENDALL RD KNOXVILLE, TN 37919	

Remarks

L/A

Parent Parcel

Parent Instrument Number

Previous Parcel (Split From)

Next Parcel (Merged Into)

NEW ADDRESS ASSIGNMENT



Knoxville - Knox County Planning
City County Building
400 Main Street, Suite 403
Knoxville, TN 37902

P: (865) 215-2507 F: (865) 215-2237
Email: addressing@knoxplanning.org
Web: www.knoxplanning.org/addressing

APPLICANT INFORMATION

Applicant Name: Peter Dadzie	Company: Africa Motor Company
Primary Phone: 865-455-8767	Fax:
Secondary Phone:	Email:

SITE INFORMATION

ADDRESS INFORMATION

Address Type: BUSINESS	Site Name: AFRICA MOTOR COMPANY
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PARCEL INFORMATION

Map Number:	Parcel Insert:	Parcel Group:	Parcel:	Full Parcel ID:	Owner:
94	A	A	17	094AA017	JONES BOB & JONES JUDY A

SUBDIVISION INFORMATION

Subdivision Name: PROP OF ROBERT C STRAWN	Unit:	Phase:
Block:	Lot:	Scanned Site Plan

Comments:

NEW ADDRESS ASSIGNMENT

Address Number:	Street Name:	Unit/Suite/Apt:
2553	WESTERN AVE	

Certified By: **James Reed**

Phone: **(865) 215-3085**

Certificate Date: **9/27/2019 12:12:07 PM**

Certificate Number: **70977**

MPC reserves the right to modify an address as new information comes to our attention from E-911, site plan submissions, plat revisions, street name changes, field reviews, or other sources.

New address assignments can be used immediately. Zip codes are assigned by the U.S. Post Office. MPC cannot certify the zip code of an address.

Address numbers should be at least 4" in height and should be placed on both the structure and mailbox.

Owner or tenant is responsible for notifying all relevant parties including utility providers, Knox County Property Assessor, Knox County Clerk, DMV, and financial institutions.



James J Reed

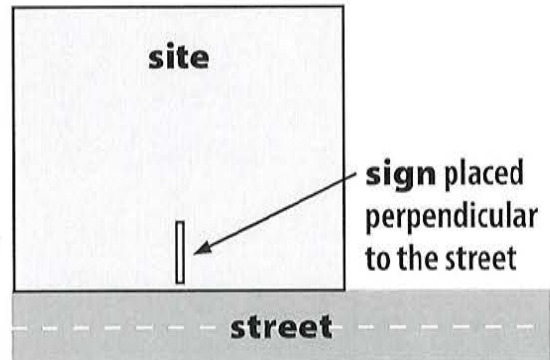
REQUIRED SIGN POSTING AGREEMENT

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:

Oct 30th Post sign and Nov. 15th Pick up sign
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: [Signature]

Printed Name: Peter Dadzie

Phone: 8654558767 Email: Peter.dadzie1@gmail.com

Date: 9-27-19

File Number: 11-E-19-RZ