



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda Item 10, File # 10-A-20-SP

1 message

Deborah Thomas <deb33immel@gmail.com>

Wed, Oct 7, 2020 at 9:24 PM

Reply-To: deb33immel@gmail.com

To: commission@knoxplanning.org

Cc: cathomas@knoxvilletn.gov, Lauren Rider <lrider@knoxvilletn.gov>

Dear Commissioners,

I am writing to say that I support Staff Recommendations denying the request for a zoning change for File # 10-A-20-SP, Agenda Item 10.

This area abuts residential properties and does not need to be given a more intense industrial zoning.

Thank you for your time, service and consideration,

Deborah Thomas
Oakwood

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Knoxville Planning Zoning Commission Case # 10-A-20-RZ

1 message

Garrett Guiles <garrettg@hudsoncc.com>

Wed, Oct 7, 2020 at 9:11 AM

Reply-To: garrettg@hudsoncc.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Cc: Logan Norman <logann@hudsoncc.com>, Mike Mitchell <mikem@hudsoncc.com>

Re: Knoxville Planning Commission Case # 10-A-20-RZ

Knoxville Planning & Zoning Board of Commissioners,

I wanted to take this opportunity to thank the commission for taking the time to review our case and request for rezoning. Our plant at [405 West Oldham Avenue](#) has been in operation for over 50 years. Formerly, operated under Vulcan Materials and since 2005 and still currently operated under Hudson Emulsion LLC dba Hudson Materials Company. Hudson Materials Company (HMC) has received written approval from the landowner (Waggoner Properties LLC) to pursue this application for re-zoning. HMC has requested to be re-zoned from Industrial Mix Use (IMU) to Heavy Industrial (IH) to make necessary upgrades to our facilities. These upgrades will enhance and improve our safety protocols, environmental compliance, façade/appearance and be more efficient regarding energy usage. With zoning of Heavy Industrial (IH), we will be able to upgrade our assets and equipment to provide our products to local municipalities including but not limited to Knoxville Public Works, City of Knoxville Public Works, Knoxville Utility Board (KUB) and the Tennessee Department of Transportation. I have highlighted a few of the important topics regarding our re-zoning application and how it applies to us below...

- Entrance/Traffic: We do not anticipate anything changing regarding the amount of traffic and how we have operated in the past. Our entrance is such that there are only a few houses (4 houses) to pass on West Oldham Ave.
- Asset Replacement: Our focus is to remove existing out of service tanks and replace them with similar size new tanks.
- Landlocked Property: The existing property is landlocked and prohibits Hudson Materials from further expansion outside of our current footprint.
- Heavy Industrial Zoned Neighbor: Our neighbor on the northwest side is zoned Heavy Industrial and backs up directly to houses (approx. 14). We on the other hand have a creek and tree line between our property and Devanna Road with the houses (approx. 4) being located on the other side of the road thus we would only be directly bordering 2 residential properties on the far end of our property.
- Streamline Upgrades: Having our property re-zoned to Heavy Industrial would help streamline the process for our upgrades and we would not have to apply to the board of zoning appeals every time we want to make a change or upgrade at our facility. All of our upgrades with regard to tanks and equipment are being done in accordance with the City of Knoxville Building and Permitting office (as soon as engineered drawings are available, we would be happy to submit to the planning and zoning board of commissioners).

We appreciate your time and consideration of our application for re-zoning and are hopeful that you will grant us the proper permissions to make the necessary upgrades to our facility and equipment. We look forward to continuing to operate our business within the city limits and hope to develop a mutually beneficial relationship with everyone involved for years to come.

Regards,

Garrett Guiles



Garrett Guiles
President
Hudson Materials Company
(c) 423-802-0285
(o) 423-624-2631

10/7/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Knoxville Planning Zoning Commission Case # 10-A-20-RZ

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