

REZONING REPORT

► **FILE #:** 8-L-21-RZ

AGENDA ITEM #: 18

AGENDA DATE: 10/14/2021

► **APPLICANT:** TAYLOR D. FORRESTER O/B/O HARPER PROPERTIES, L.P.

OWNER(S): First Properties, LLC

TAX ID NUMBER: 121 A B 013

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 6238 Anderson Dr.

► **LOCATION:** Western end of Anderson Drive, south of Kingston Pike, west of S. Northshore Drive

► **APPX. SIZE OF TRACT:** 3.2 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (within City limits)

ACCESSIBILITY: Access is off of Anderson Road is a local road with a 24-ft pavement width inside a 36.5-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **PRESENT ZONING:** I-H (Heavy Industrial)

► **ZONING REQUESTED:** C-G-1 (General Commercial)

► **EXISTING LAND USE:** Stand alone parking lot

►

EXTENSION OF ZONE: No, but C-G-2 is adjacent to the east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Public-quasi public land (church and cemetery) - O (Office)

South: Commercial (across railroad tracks) - I-G (General Industrial)

East: Public-quasi public land (church) - C-G-2 (General Commercial)

West: Office - O (Office)

NEIGHBORHOOD CONTEXT: This parcel is at the end of Anderson Rd just south of Kingston Pike and west of S. Northshore Drive. The area consists of various commercial, office, and institutional properties. Central Baptist Church and Cemetery are to the north.

STAFF RECOMMENDATION:

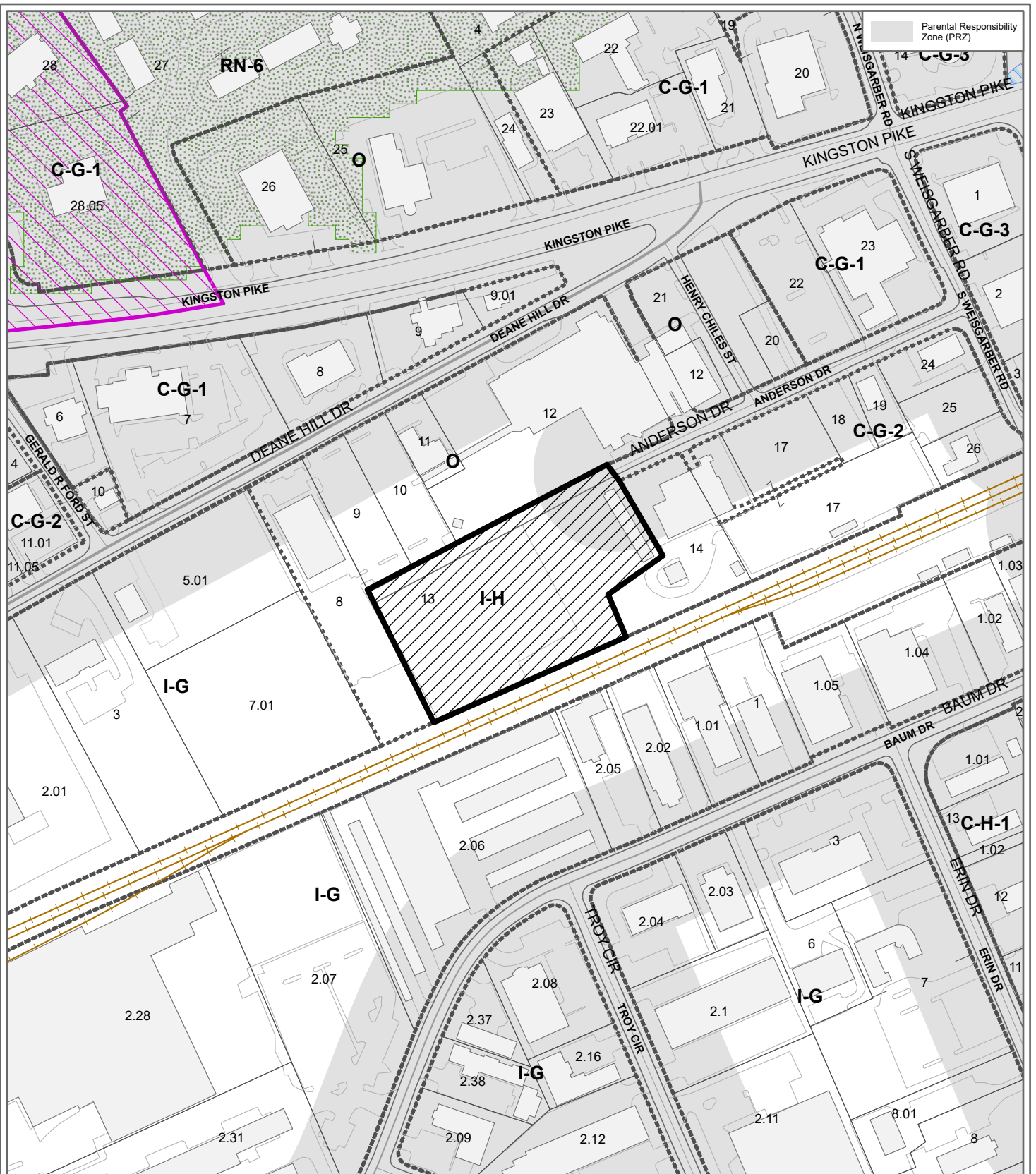
► **Postpone this item for 60 days to the October 14, 2021 Planning Commission meeting.**

This request requires amendments to the One Year Plan and West City Sector Plan land use classifications. The City's Charter limits One Year Plan amendments to be heard on a quarterly basis, so the case will be added to the agenda for the October 14, 2021 meeting, as that is the earliest opportunity for the case to be heard.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

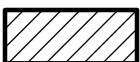
If approved, this item will be forwarded to Knoxville City Council for action on 9/7/2021 and 9/21/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



8-L-21-RZ REZONING

From: I-H (Heavy Industrial)

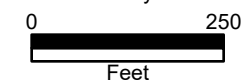
To: C-G-1 (General Commercial)



Petitioner: Forrester O/B/O Harper
Properties, L.P., Taylor D.

Map No: 121

Jurisdiction: City



Original Print Date: 7/6/2021
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



Michelle Portier <michelle.portier@knoxplanning.org>

Postponement Request for rezoning case 8-L-21-RZ (Anderson Drive property)

Taylor Forrester <tforrester@lrwlaw.com>

Tue, Jul 27, 2021 at 10:44 AM

To: Michelle Portier <michelle.portier@knoxplanning.org>, Sherry Michienzi <sherry.michienzi@knoxplanning.org>

Cc: Taylor Forrester <tforrester@lrwlaw.com>

Michelle and Sherry,

I am requesting a 60 day postponement request for matter 8-L-21-RZ, which is a rezoning request from I-H to C-1. As you are aware the rezoning request requires a Sector Plan amendment and a One Year Plan amendment, which the One Year Plan amendments are only considered quarterly by the Planning Commission.

Please place 8-L-21-RZ on the Agenda with matters 10-A-21-PA and 10-A-21-SP for consideration at the Planning Commission October 14, 2021 meeting.

Please advise as to you any additional steps you need from me at this time.

Thank you,



Taylor D. Forrester

POSTPONEMENT REQUEST: 60 DAYS

File #: 8-L-21-RZ

TAYLOR D. FORRESTER

Meeting Date: August 12, 2021



1111 N. Northshore Drive, Suite S-700

Knoxville, Tennessee 37919

(865) 584-4040

(865) 584-6084 fax

www.lrwlaw.com



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

Taylor D. Forrester on behalf of Harper Properties, L.P.

Attorney

Applicant Name

Affiliation

6/28/2021

8/12/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

8-L-21-RZ

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

Taylor D. Forrester

Long, Ragsdale & Waters, P.C.

Name

Company

1111 N. Northshore Drive, Suite S-700

Knoxville

TN

37919

Address

City

State

ZIP

865-584-4040

tforrester@lrwlaw.com

Phone

Email

CURRENT PROPERTY INFO

First Properties, LLC

6712 Deane Hill Drive

Owner Name (if different)

Owner Address

Owner Phone

6238 Anderson Drive, Knoxville, TN 37919

121AB013

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Western end of Anderson Drive, south of Kingston Pk, west of S. Northshore Dr. 3.2

General Location

Tract Size

☒ City ☐ County

City 2nd

I-H

parking lot

District

Zoning District

Existing Land Use

West City

O

n/a (within city limits)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST
☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA

☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**

Pending Plat File Number

☒ Zoning Change

CG-1

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**
☐ Staff Review ☐ Planning Commission
ATTACHMENTS
☐ Property Owners / Option Holders ☐ Variance Request
ADDITIONAL REQUIREMENTS
☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

0326 \$1,000.00

Total

\$1000.00

Fee 2

Fee 3

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Taylor D. Forrester

 Digitally signed by Taylor D. Forrester
 DN: cn=Taylor D. Forrester, o=Harper Pro, email=tforrester@lrwlaw.com
 Reason: I agree to the terms and conditions of my signature in this document
 Date: 2021.06.28 11:50:04 -04

Applicant Signature

Taylor D. Forrester on behalf of Harper Pro 6/28/21

Please Print

Date

865-584-4040

tforrester@lrwlaw.com

Phone Number

Email



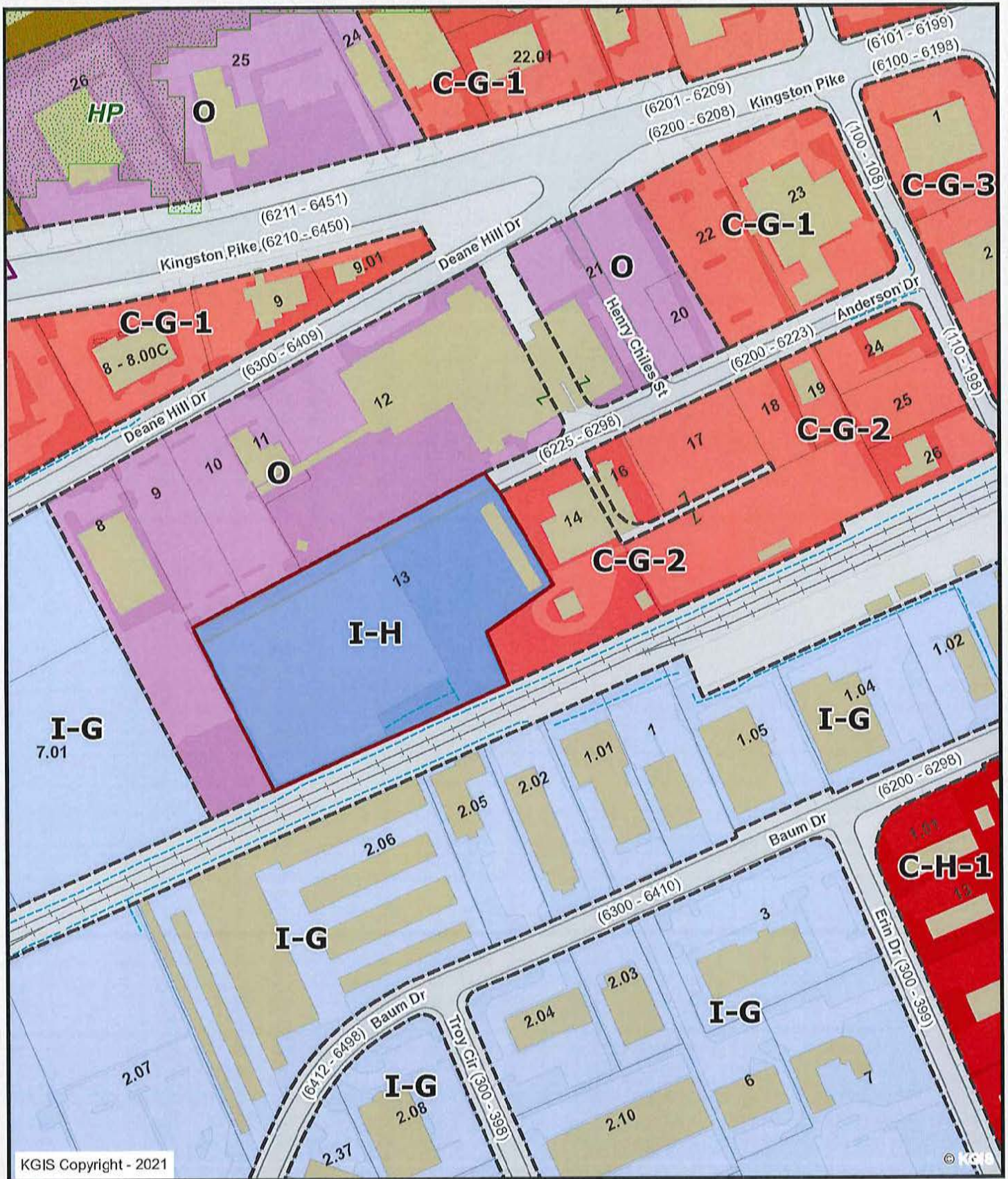
Staff Signature

Michelle Portier

Please Print

6/28/2021

Date



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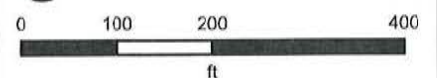
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Zoning Map

Knoxville - Knox County - KUB Geographic Information System



Printed: 6/28/2021 at 3:42:34 PM



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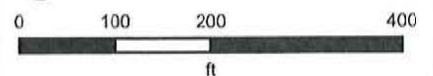
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Sector Plan Map

Knoxville - Knox County - KUB Geographic Information System

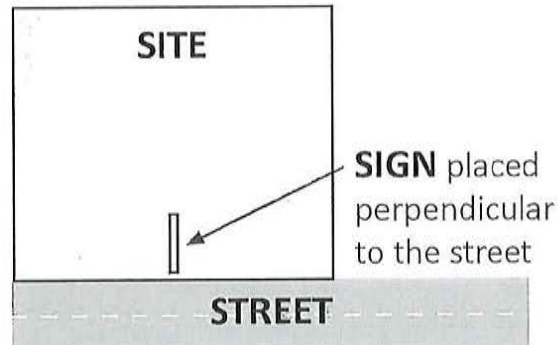


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

7/30/21 and 8/13/21
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Taylor Forrester OBO Harper Properties, LLC

Date: 6/28/2021

File Number: 8-L-21-RZ

☐

Sign posted by Staff

☒

Sign posted by Applicant