

REZONING REPORT

► **FILE #:** 1-M-22-RZ

AGENDA ITEM #: 22

AGENDA DATE: 1/13/2022

► **APPLICANT:** TRAVIS ANDERSON

OWNER(S): DDC Holdings, a TN Limited Liability co.

TAX ID NUMBER: 47 08306

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 630 Delozier Way

► **LOCATION:** North of E. Emory Road, east side of Barnett Way, south side of Delozier Way

► **APPX. SIZE OF TRACT:** 1.55 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Barnett Way, a private road with 28-ft of pavement width within 50-ft of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **PRESENT ZONING:** I (Industrial)

► **ZONING REQUESTED:** CB (Business and Manufacturing)

► **EXISTING LAND USE:** Agriculture/forestry/vacant

►
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Office - CA (General Business)

South: Commercial - C-R-2 (Regional Commercial)

East: Agriculture/forestry/vacant - I (Industrial)

West: Commercial - CA (General Business)

NEIGHBORHOOD CONTEXT: This property is located north of E. Emory Rd in an older industrial area with a mix of commercial and industrial zoned properties.

STAFF RECOMMENDATION:

► **Approve CB (Business and Manufacturing) zoning because it is consistent with the sector plan and existing development along E. Emory Rd.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. This property is one of few undeveloped properties that remain in this stretch of the corridor.

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

1. CB zoning provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic which may have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB, Business and Manufacturing Zone are intensive users of roads, sewers and other public facilities.
2. This area has sufficient infrastructure including roads and utilities that can support an expansion of commercial development on this property.
3. CB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.

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 area along E. Emory Rd has steadily transitioned to commercial zoning for a number of years.
2. It is not anticipated that this amendment will cause any adverse effects because numerous other properties are zoned CB nearby and more intensive uses are permitted by right in the current I (Industrial) zone.

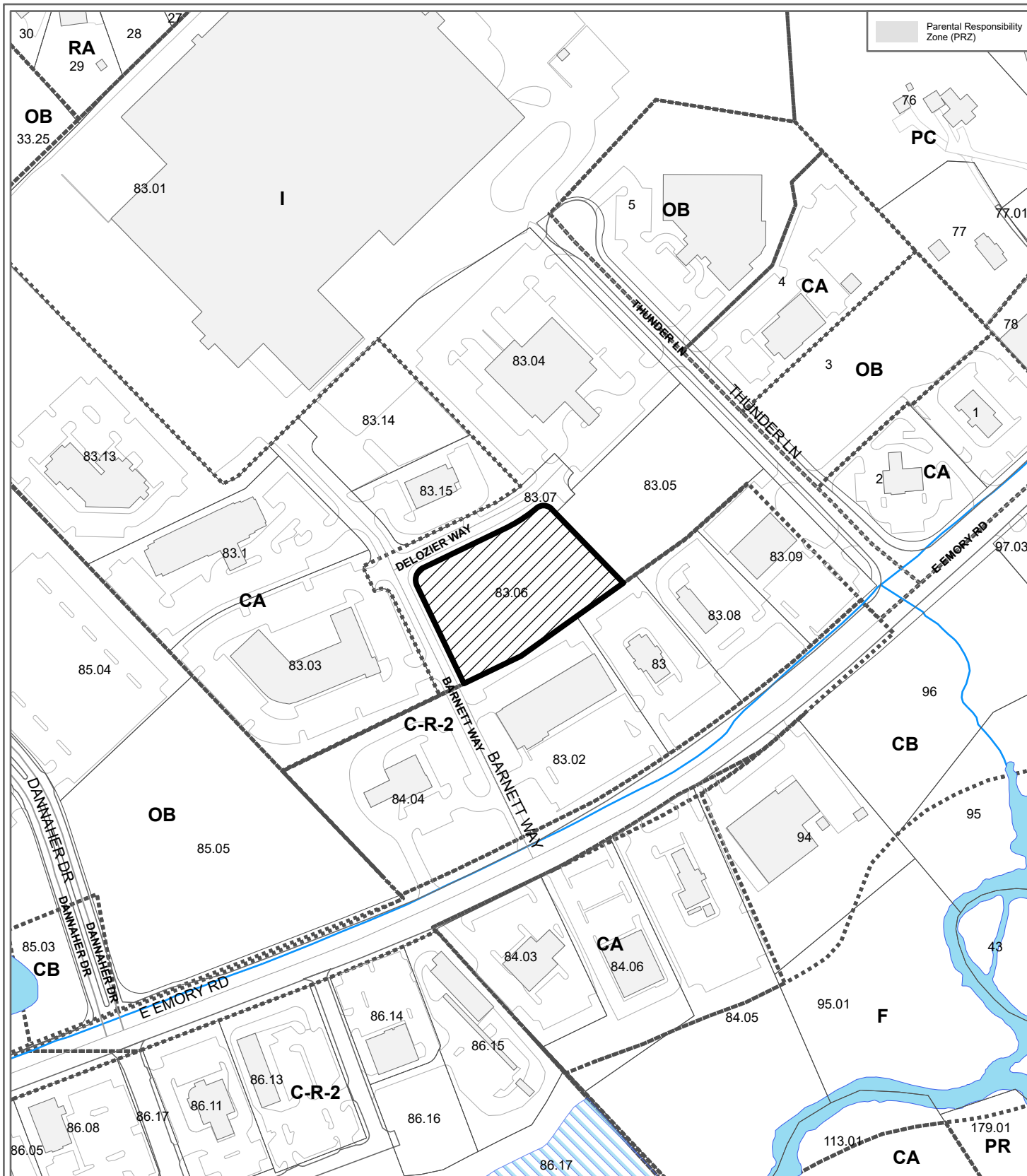
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The existing HI (Heavy Industrial) Sector Plan land use classification allows consideration of CB zoning for infill development. The HI classification is intended for older industrial areas which were intended for manufacturing, assembling, warehousing, and distribution similar to the intent of the CB zone.
2. The proposed amendment is not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

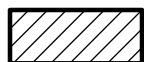
If approved, this item will be forwarded to Knox County Commission for action on 2/22/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



1-M-22-RZ REZONING

From: I (Industrial)

To: CB (Business and Manufacturing)



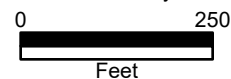
Original Print Date: 12/15/2021
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Anderson, Travis

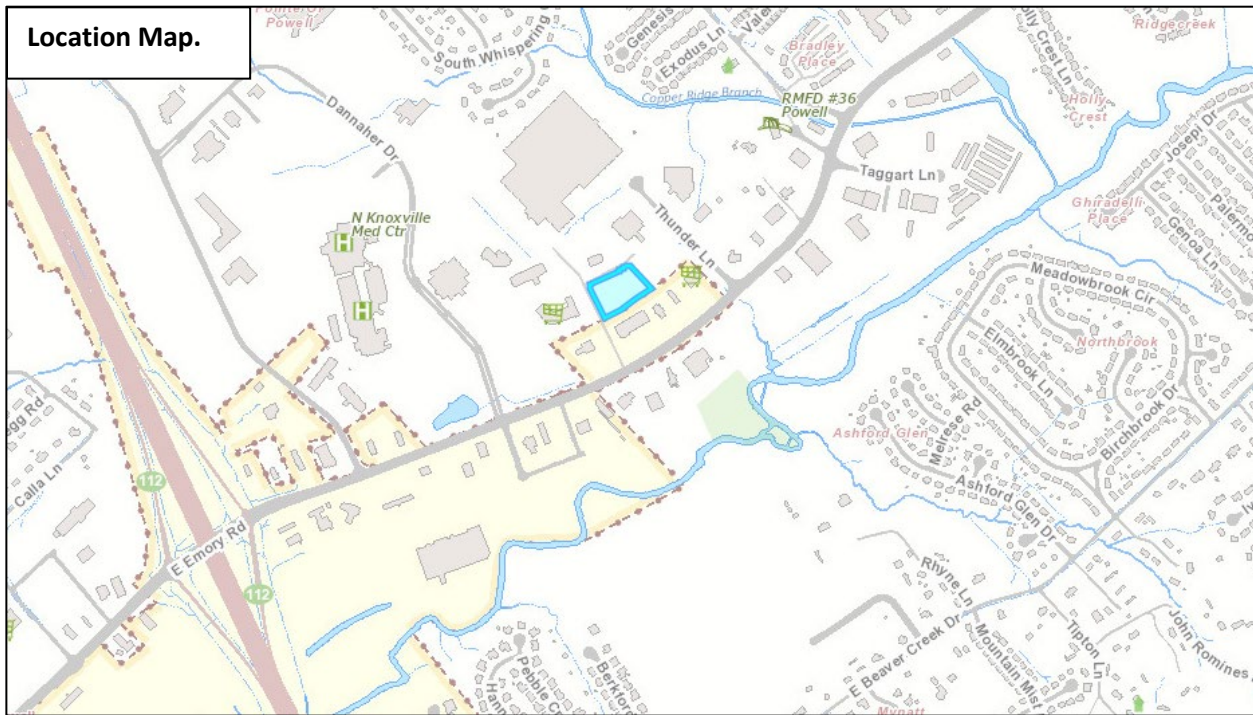
Map No: 47

Jurisdiction: County



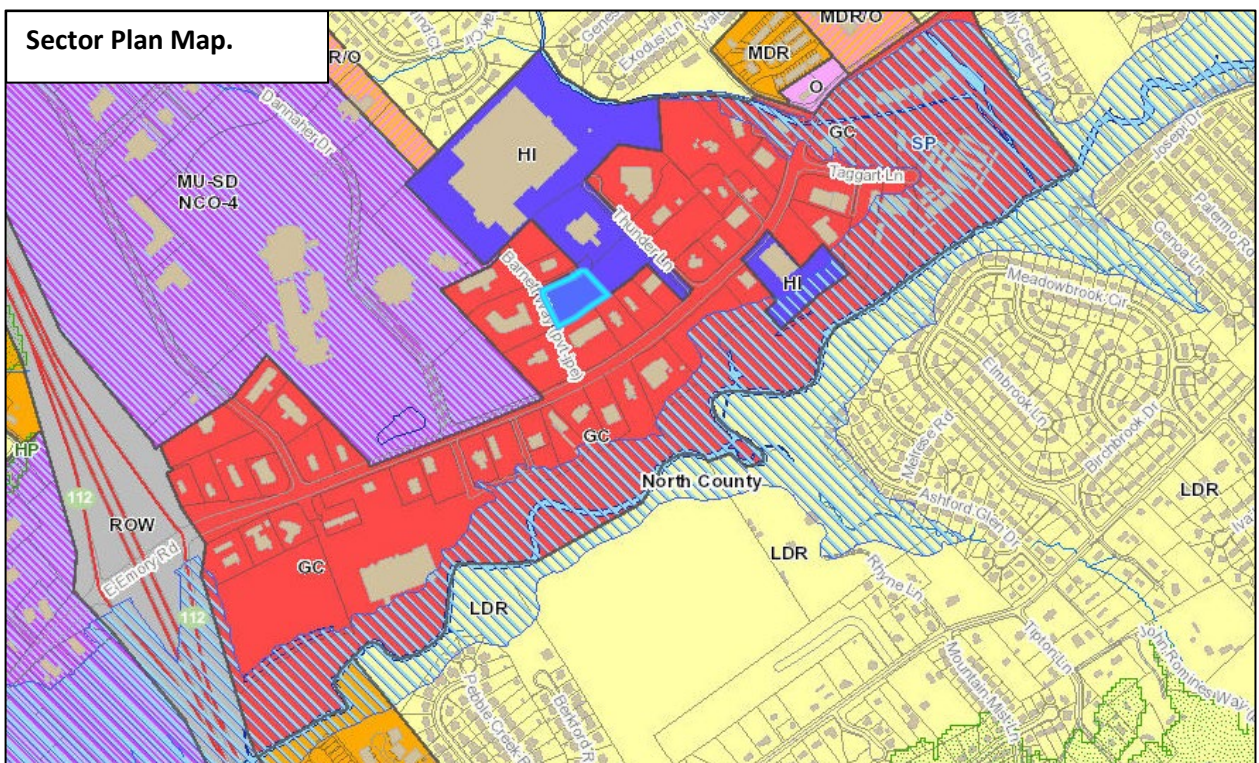
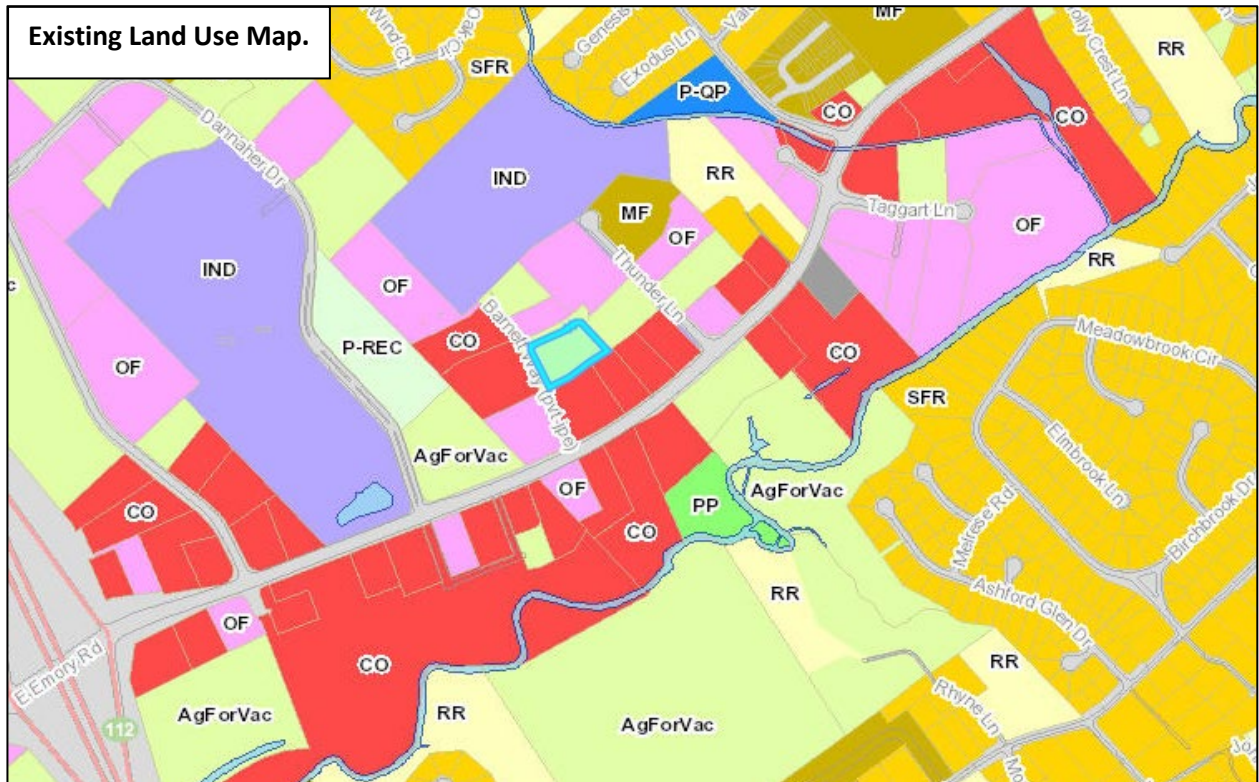
1-M-22-RZ

EXHIBIT A. Contextual Images



1-M-22-RZ

EXHIBIT A. Contextual Images





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

Travis Anderson, Project Manager

Applicant Name

Affiliation

11/29/21

1/13/22

File Number(s)

Date Filed

Meeting Date (if applicable)

1-M-22-RZ

CORRESPONDENCE

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

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

Travis Anderson, Project Manager

Aventine Development Services

Name

Company

190 E. Stacy Road, Suite 306-167, Allen, TX 75002

Allen

TX

75002

Address

City

State

ZIP

(425) 533-1109

tanderson@aventinedevco.com

Phone

Email

CURRENT PROPERTY INFO

DDC Holdings, a TN limited liability co

1311 Dowell Springs Blvd., Knoxville TN 379

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

630 Delozier Way, Powell, TN 37849

047-08306

Property Address

Parcel ID

Hallsdale-Powell Utility District

Hallsdale-Powell Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of E. Emory Rd, east side of Barnett Way, south side of Delozier Way 1.55 ac

General Location

Tract Size

☐ City ☒ County
7th District

I (Industrial)

Agriculture/forestry/vacant

Zoning District

Existing Land Use

North County

HI (Heavy Industrial)

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

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 CB
Proposed Zoning

☐ Plan Amendment Change
Proposed Plan Designation(s)
none noted

Proposed Density (units/acre) Previous Rezoning Requests

☐ Other (specify)

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	0326 \$1,000.00	
ATTACHMENTS	Fee 2	\$1,000.00
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>)		
<input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)		

Travis Anderson

Digitally signed by Travis Anderson
Date: 2021.11.24 10:07:06 -06'00'

Applicant Signature

(425) 533-1109

Phone Number

Property Owner Signature

Travis Anderson, Project Manager

Please Print

tanderson@aventinedevco.com

Email

Jeff Dew

Please Print

11/29/2021

11/24/21

Date

11/29/21

Date

11/30/21
swm

