

# REZONING REPORT

▶ **FILE #:** 7-H-22-RZ

**AGENDA ITEM #:** 15

**AGENDA DATE:** 7/14/2022

▶ **APPLICANT:** CONRAD SICK / VALEO

OWNER(S): James Burns

TAX ID NUMBER: 94 O D 00101

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 1727 Grand Ave.

▶ **LOCATION:** North of Grand Ave., west of N. Seventeenth St., east of Eighteenth St.

▶ **APPX. SIZE OF TRACT:** 1.45 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via S. Seventeenth St, a minor arterial with a 50-ft pavement width within a right-of-way of 70-ft

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: East Fork

▶ **PRESENT ZONING:** I-MU (Industrial Mixed-Use)

▶ **ZONING REQUESTED:** RN-6 (Multi-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Wholesale

▶ EXTENSION OF ZONE: Yes, RN-6 is across the street.

HISTORY OF ZONING: 1-BB-00-RZ: I-2 to I-3 Withdrawn

SURROUNDING LAND USE AND ZONING: North: Transportation/communications/utilities - I-H (Heavy Industrial)

South: Multifamily residential, commercial - RN-6 (Multi-Family Residential Neighborhood), I-MU (Industrial Mixed-Use)

East: Multifamily residential - I-MU (Industrial Mixed-Use)

West: Wholesale - I-MU (Industrial Mixed-Use)

NEIGHBORHOOD CONTEXT: This area is primarily a mix of wholesale, industrial and multifamily uses adjacent to the railroad on the north side of the Fort Sanders Neighborhood.

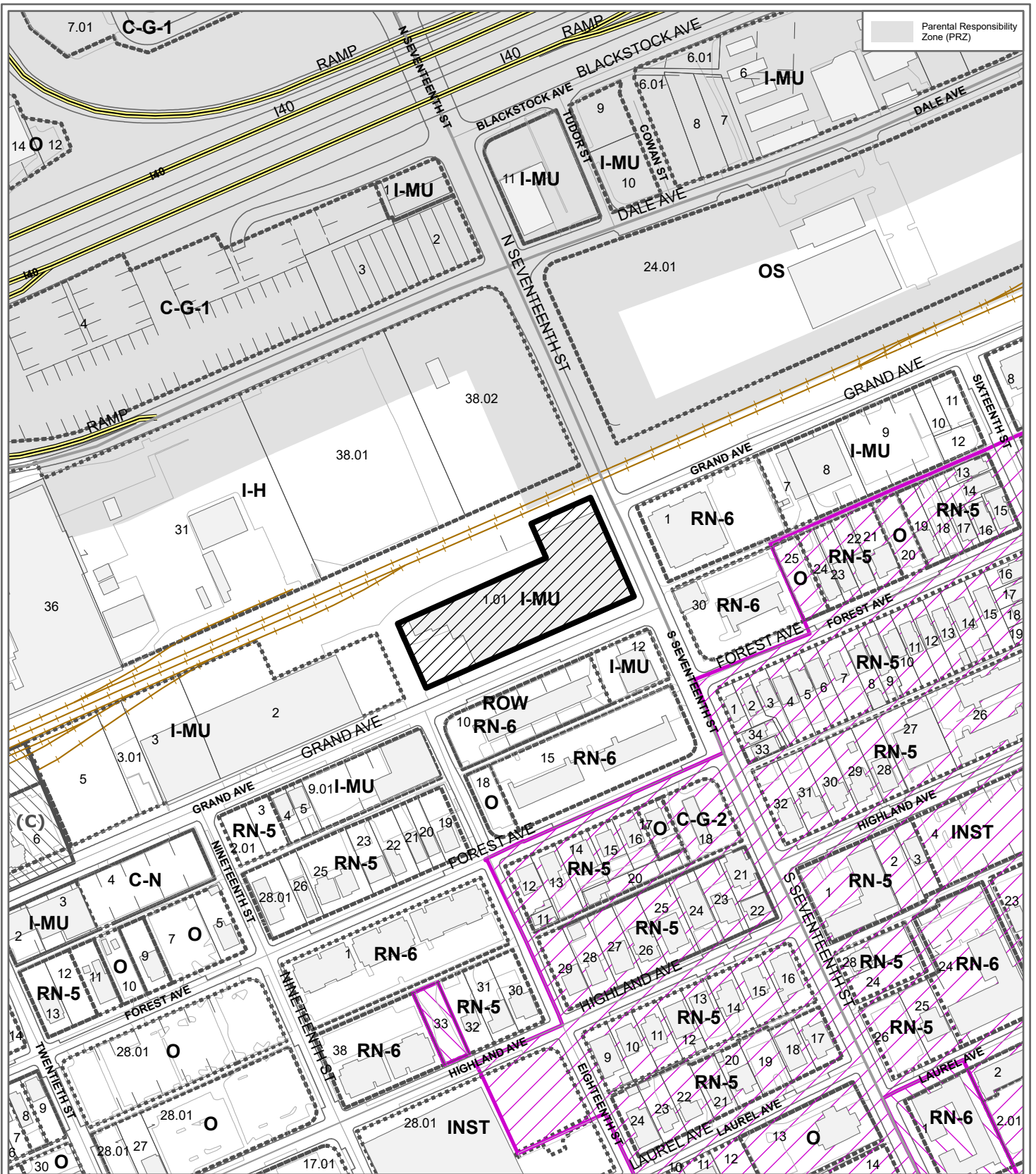
**STAFF RECOMMENDATION:**

▶ **Withdraw as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/9/2022 and 8/23/2022. 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 to appeal a Planning Commission decision in the City.



**7-H-22-RZ  
REZONING**

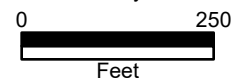
From: I-MU (Industrial Mixed-Use)  
To: RN-6 (Multi-Family Residential Neighborhood)



Petitioner: Sick / Valeo, Conrad

Map No: 94

Jurisdiction: City





# Request to Postpone • Table • Withdraw

Valeo -Conrad Sick

06/24/2022

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

July 14, 2022

File Number(s)

Scheduled Meeting Date

7-H-22-RZ

## POSTPONE

**POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:**  30 days  60 days  90 days

Postpone the above application(s) until the \_\_\_\_\_ Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. *\*The refund check will be mailed to the original payee.*

## TABLE

**TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

  
Applicant Signature

Gary L. Citron  
Please Print

714 335-7115 or 714 335-4420  
Phone Number

JGCITRON@AOL.COM or ConradSick70@gmail.com  
Email

## STAFF ONLY

  
Staff Signature

Elizabeth Albertson  
Please Print

N/A  
Date Paid

No Fee

Eligible for Fee Refund?  Yes  No Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



# 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

Valeo - Conrad Sick

Buyer of the Property

Applicant Name

Affiliation

May 25, 2022

July 14, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

7-H-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

Conrad Sick

Valeo

Name

Company

4050 Wincrest Drive

Rockwall

Texas

75032

Address

City

State

ZIP

714-335-4420

conradsick70@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

James Burns

1727 Grand Avenue, Knoxville Tennessee

865-524-3003

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1727 Grand Avenue, Knoxville Tennessee

0940D00101

Property Address

Parcel ID

Knoxville Utility Board (KUB)

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North of Grand Ave., west of N Seventeenth St., east of Eighteenth St.

1.45 ac

General Location

Tract Size

City  County

1st

I-MU (Industrial Mixed Use)

WS (Wholesale)

District

Zoning District

Existing Land Use

Central City

MU-SD, MU-CC16

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____  Other (specify) _____	Related City Permit Number(s)
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**SUBDIVISION REQUEST**

Proposed Subdivision Name _____	Related Rezoning File Number
Unit / Phase Number _____ <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	

**ZONING REQUEST**

<input checked="" type="checkbox"/> Zoning Change <b>RN-6</b> Proposed Zoning _____  <input type="checkbox"/> Plan Amendment Change <b>CCB-10150</b> Proposed Plan Designation(s) _____  <b>75 Units/ Acre</b> Proposed Density (units/acre) _____    Previous Rezoning Requests _____  <input type="checkbox"/> Other (specify) _____	Pending Plat File Number
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**STAFF USE ONLY**

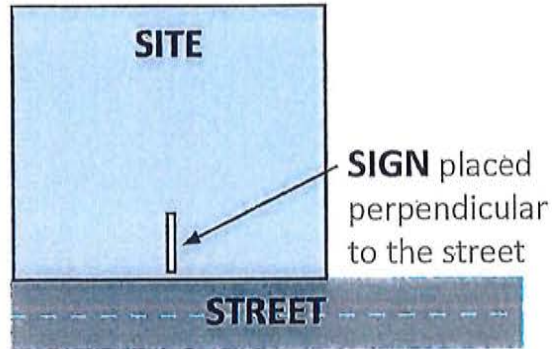
<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission  <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request  <b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	<table border="1"> <tr> <td>Fee 1</td> <td></td> <td rowspan="3">Total</td> </tr> <tr> <td>0324</td> <td>600.00</td> </tr> <tr> <td>Fee 2</td> <td></td> </tr> <tr> <td>Fee 3</td> <td></td> <td>\$600.00</td> </tr> </table>	Fee 1		Total	0324	600.00	Fee 2		Fee 3		\$600.00
Fee 1		Total									
0324	600.00										
Fee 2											
Fee 3		\$600.00									

**AUTHORIZATION**

	Valeo - Conrad Sick	May 25, 2022
Applicant Signature	Please Print	Date
714-335-4420	conradsick70@gmail.com	
Phone Number	Email	
	James Burns	May 25, 2022
Property Owner Signature	Please Print	Date

*sum 5/26/2022*

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:*

June 29, 2022 and July 15, 2022  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Valeo - Conrad Sick

Date: 5/26/2022

File Number: 7-H-22-RZ

Sign posted by Staff

Sign posted by Applicant