



# PLAN AMENDMENT REPORT

► **FILE #:** 10-D-22-SP

**AGENDA ITEM #:** 11

**AGENDA DATE:** 10/6/2022

► **APPLICANT:** CHRIS BURKHART

OWNER(S): Chris Burkhardt Rock Pointe Development, LLC

TAX ID NUMBER: 711A 020 021

[View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 0 PELHAM RD (0 PELHAM RD)

► **LOCATION:** East side of Pelham Rd, north of Old State Rd

► **APPX. SIZE OF TRACT:** 14059 square feet

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Pellham Road, a local street with a 25-ft pavement width within a 44-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** MDR (Medium Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **PROPOSED PLAN DESIGNATION:** LI (Light Industrial), HP (Hillside Protection)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

EXTENSION OF PLAN DESIGNATION: Yes

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION:  
North: Agriculture/forestry/vacant - LI (Light Industrial)  
South: Single family residential - MDR (Medium Density Residential)  
East: Agriculture/forestry/vacant - LI (Light Industrial)  
West: Agriculture/forestry/vacant - MU-SD EC-2 (Mixed Use Special District - Magnolia Avenue)

NEIGHBORHOOD CONTEXT This area is comprised of single family homes as well as commercial and industrial properties that are bordered by an interstate highway and major arterial roadways on three sides.

## STAFF RECOMMENDATION:

► **Approve the sector plan amendment to LI (Light Industrial) and HP (Hillside Protection) because it is a**

minor extension of industrial land uses to the north and east and it is consistent with the location criteria for the LI designation.

**COMMENTS:**

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Since approximately 2011, this property and surrounding lots along the east to west section of Pelham Dr. have gradually been purchased by the same owner and cleared of buildings in preparation for a new road to access the LI (Light Industrial) designated properties northeast of the subject property. The proposed LI land use designation is necessary for that roadway improvement to occur.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. A new road to replace a section of Pelham Dr. has been submitted for concept plan review, pending the outcome of this proposed plan amendment and rezoning. The recent demolition of residential properties and a hotel have made the development of this road more feasible and would improve access to nearby industrial properties by the same owner.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The East City Sector Plan was adopted in 2014 around the time that clearing of residential properties, including the dwelling on the subject property, began. This may have warranted consideration of expanding an LI designation, since the residential character of the area was drastically changing.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The proposed development of Rock Point Dr., a new road to replace a portion of Pelham Dr., warrants consideration of a minor expansion of the LI designation that exists north and east of the subject property.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/1/2022 and 11/15/2022. 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 15 days to appeal a Planning Commission decision in the City.



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-G-22-RZ  
10-C-22-PA

**AGENDA ITEM #:** 11  
**AGENDA DATE:** 10/6/2022

► **APPLICANT:** CHRIS BURKHART  
**OWNER(S):** Chris Burkhardt Rock Pointe Development, LLC

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**TAX ID NUMBER:** 711A 020 021 [View map on KGIS](#)  
**JURISDICTION:** Council District 6  
**STREET ADDRESS:** 0 PELHAM RD (0 PELHAM RD)  
► **LOCATION:** East side of Pelham Rd, north of Old State Rd  
► **TRACT INFORMATION:** 14059 square feet.  
**SECTOR PLAN:** East City  
**GROWTH POLICY PLAN:** N/A (Within City Limits)  
**ACCESSIBILITY:** Access is via Pellham Road, a local street with a 25-ft pavement width within a 44-ft right-of-way.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
**WATERSHED:** Love Creek

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► **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
► **PROPOSED PLAN DESIGNATION/ZONING:** LI (Light Industrial), HP (Hillside Protection) / I-G (General Industrial), HP (Hillside Protection Overlay)  
► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land  
►  
**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes/Yes  
**HISTORY OF ZONING REQUESTS:** None noted.  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Agriculture/forestry/vacant - LI (Light Industrial) - I-G (General Industrial), HP (Hillside Protection)  
South: Single family residential - MDR (Medium Density Residential) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection)  
East: Agriculture/forestry/vacant - LI (Light Industrial) - I-G (General Industrial), HP (Hillside Protection)  
West: Agriculture/forestry/vacant - MU-SD EC-2 (Mixed Use Special District - Magnolia Avenue) - C-G-2 (General Commercial), HP (Hillside Protection)

NEIGHBORHOOD CONTEXT: This area is comprised of single family homes as well as commercial and industrial properties that are bordered by an interstate highway and major arterial roadways on three sides.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the One Year Plan amendment to LI (Light Industrial) and HP (Hillside Protection) because it is consistent with the development pattern for the area and meets the location criteria for this land use designation.**
  
- ▶ **Approve I-G (General Industrial) zoning and HP (Hillside Protection Overlay) because it is a minor extension and it conforms with changing conditions in the area.**

**COMMENTS:**

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. The One Year Plan assigns the subject property with an MDR (Medium Density Residential) land use designation, though its location does not meet all the criteria for MDR. The property has significant slopes and is adjacent to an active industrial site, whereas the location criteria for MDR suggest that slopes be less than 15% and serve as a transition between commercial development and low density residences.
2. The subject property is owned by the same company that manages the adjacent industrial property and a minor extension of the existing Light Industrial land use designation is appropriate at this location.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. The owner of the subject property has gradually acquired the all lots along the section of Pelham Rd. that runs east of McCalla Ave. Most structures that were located on this section of Pelham Rd. - single family homes and a hotel - have been demolished in preparation for a proposed road reconfiguration to serve the industrial property adjacent to the subject property. A single family home on the subject property was demolished for this purpose as well, around 2012.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. The increase in landscaping buffering requirements between residential and non-residential uses per Article 12 of the zoning code, could reduce potential impact to adjacent residential properties.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are not new plans or studies directly related to the proposed One Year Plan amendment.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. Since approximately 2011, the properties on either side of the northern section of Pelham Rd have been purchased by the applicant and cleared of residences and a hotel. There is a concept plan by the same applicant for a new road called Rock Pointe Dr. to replace this portion of Pelham Rd. in order to better accommodate truck traffic to the industrial properties at 1057, 1001 and 1013 Spring Hill Rd. The review of the concept plan for Rock Pointe Dr. is contingent upon rezoning the subject property from RN-1 to I-G.

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

1. This rezoning is a minor extension of the I-G zoning district, which borders the subject property on two sides. This property's incorporation into the existing I-G district will improve access to the adjacent interstate highway.

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. The subject property straddles a transition from industrial properties to a low density residential neighborhood. Development of the subject parcel would trigger vegetative buffer requirements, per Article 12.8, to mitigate impacts to the adjacent neighborhood. The property's topography is conducive to maintaining an effective sound barrier from trucking traffic, and such a buffer would conform with existing vegetation.

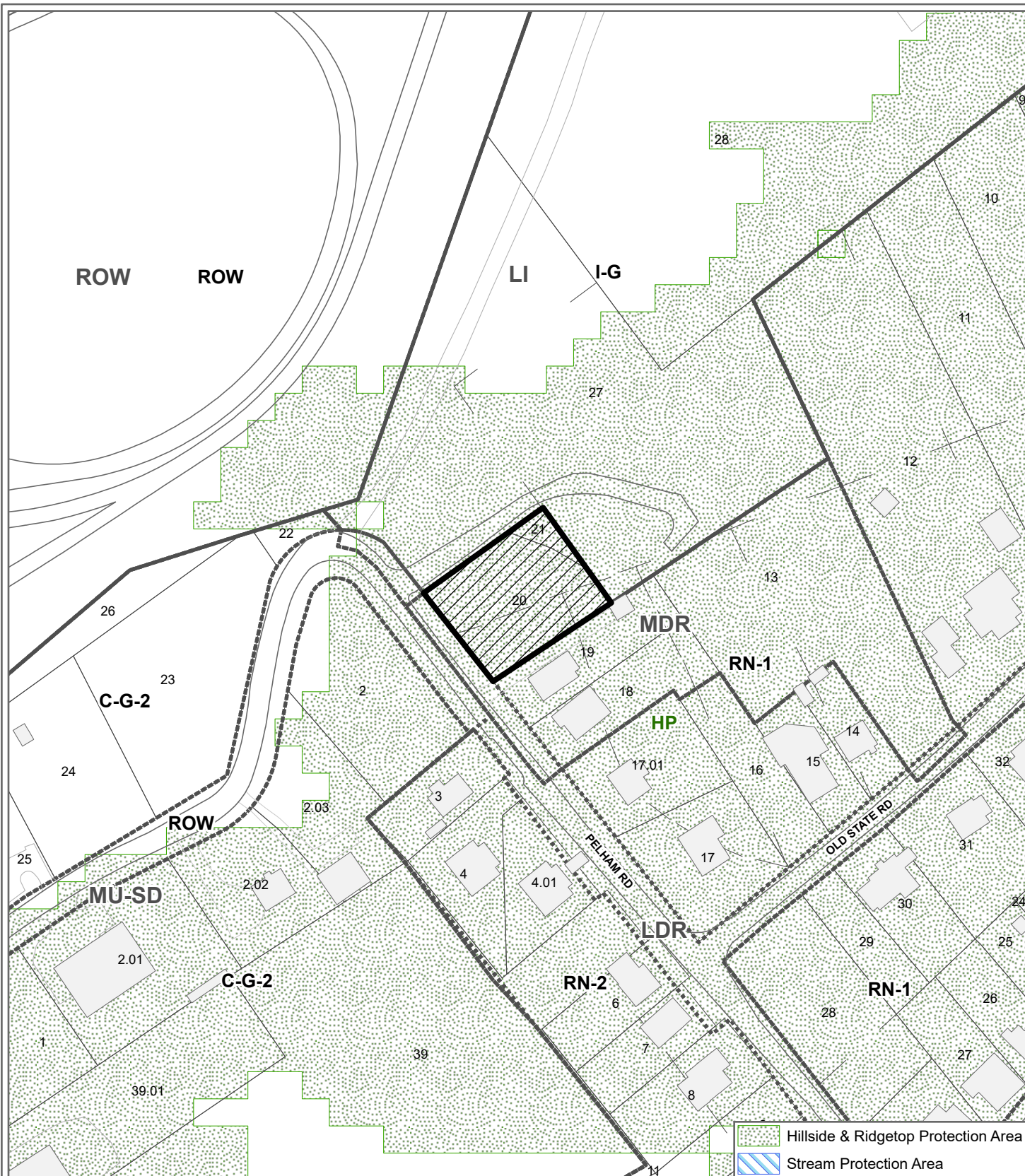
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning is consistent with the East City Sector Plan and the One Year Plan as amended.
2. Rezoning to I-G is not in conflict with the General Plan or any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

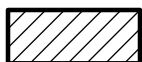
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# **10-D-22-SP** **EAST CITY SECTOR PLAN AMENDMENT**

From: MDR (Medium Density Residential), HP (Hillside Protection)

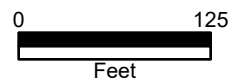
To: LI (Light Industrial), HP (Hillside Protection)



Petitioner: Chris Burkhart

Map No: 71

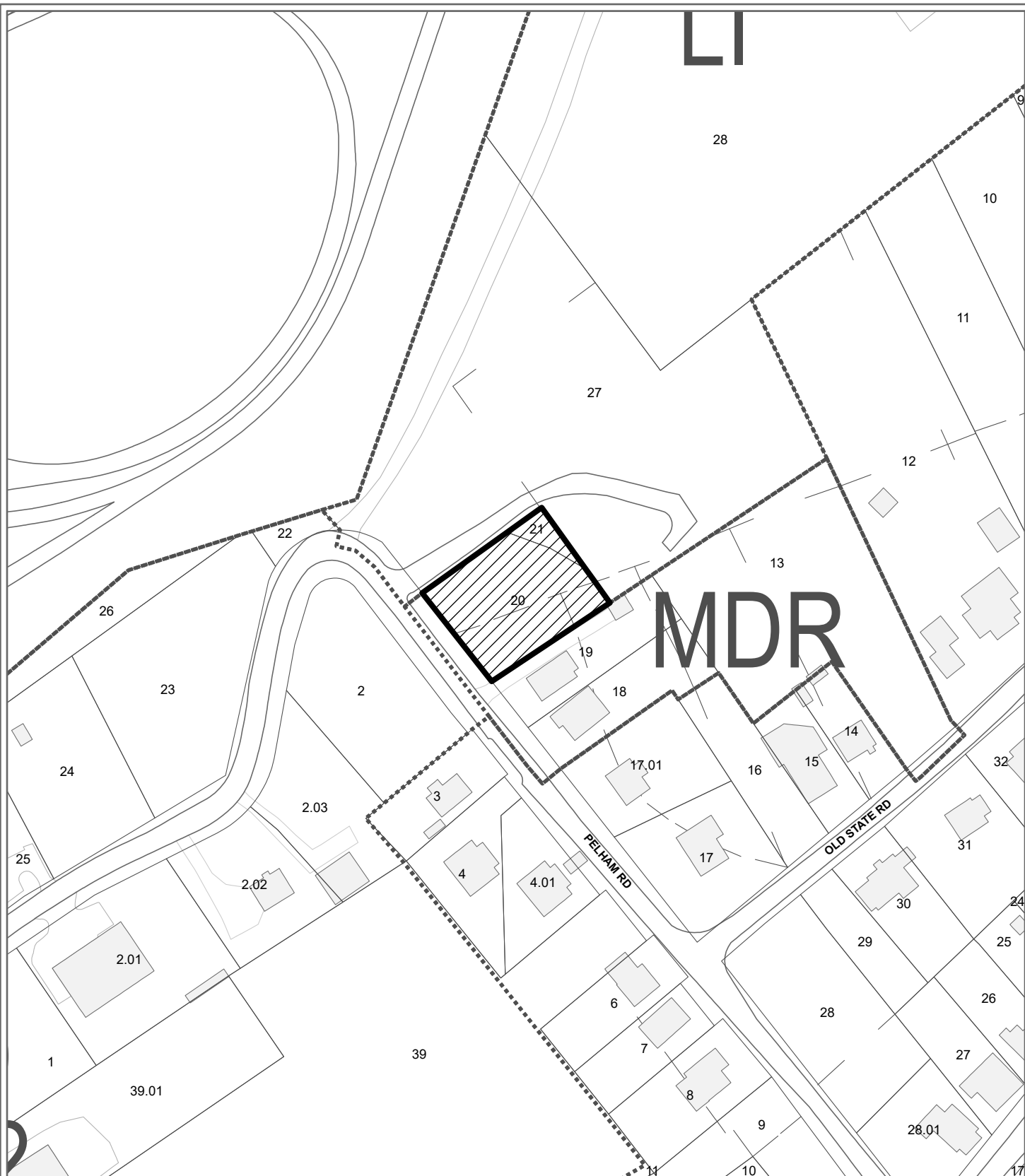
Jurisdiction: City



Original Print Date: 9/7/2022

Revised:

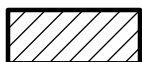
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



**10-C-22-PA / 10-G-22-RZ  
PLAN AMENDMENT**

From: MDR (Medium Density Residential), HP (Hillside Protection)

To: LI (Light Industrial), HP (Hillside Protection)



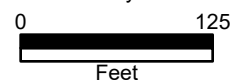
Original Print Date: 9/7/2022  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

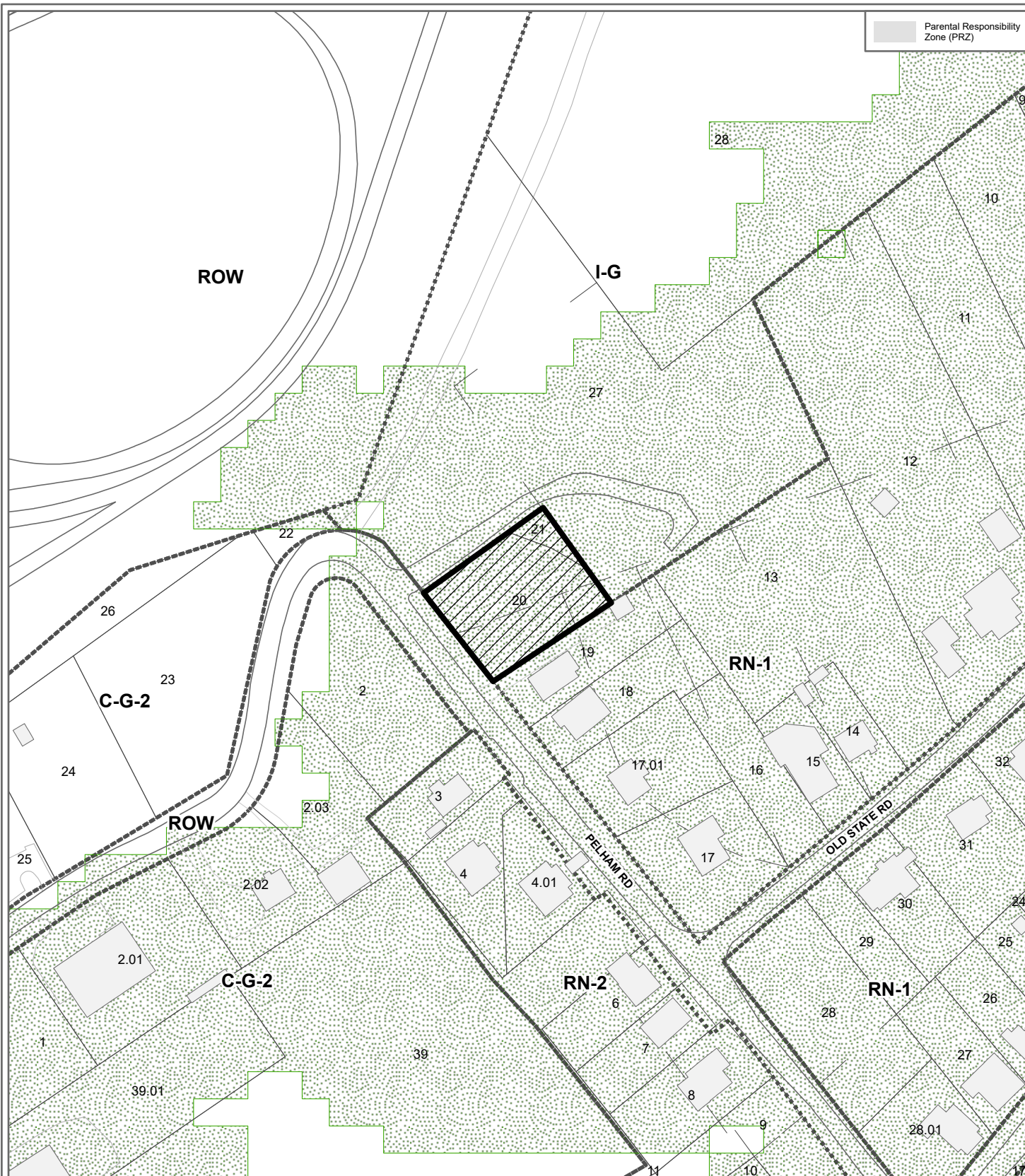
Revised:

Petitioner: Chris Burkhart

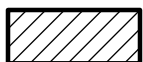
Map No: 71

Jurisdiction: City





### 10-G-22-RZ REZONING

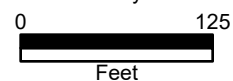


From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
To: I-G (General Industrial), HP (Hillside Protection Overlay)

Petitioner: Chris Burkhart

Map No: 71

Jurisdiction: City



Original Print Date: 9/7/2022

Revised:

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	13,789	0.32			
Non-Hillside	0.00	0.00	N/A		
0-15% Slope	5,106	0.12	100%	5,106	0.12
15-25% Slope	5,175	0.12	50%	2,588	0.06
25-40% Slope	2,694	0.06	20%	539	0.01
Greater than 40% Slope	813	0.02	10%	81	0.002
Ridgetops					
Hillside Protection (HP) Area	13,789	0.32	Recommended disturbance budget within HP Area	8,314	0.2
			Percent of HP Area	0.6	

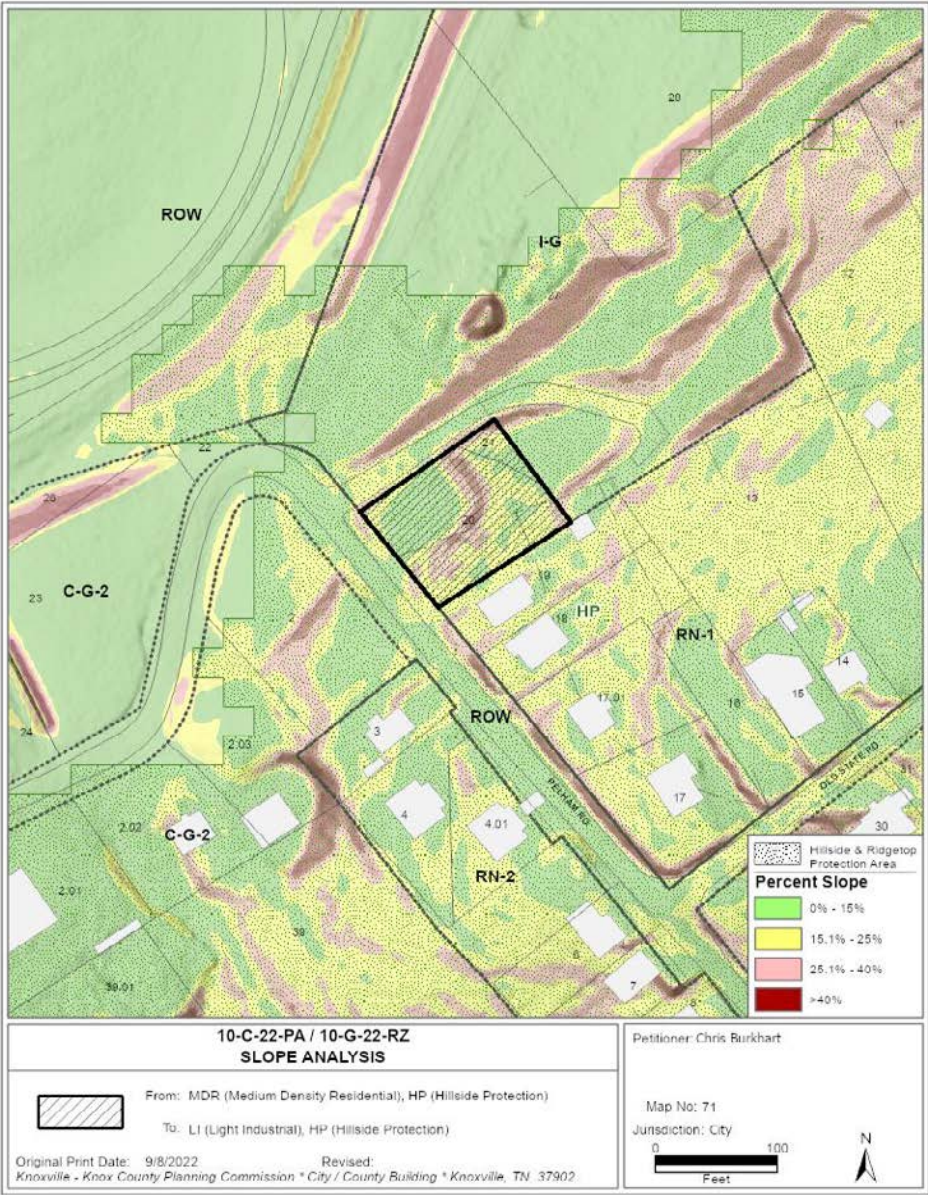
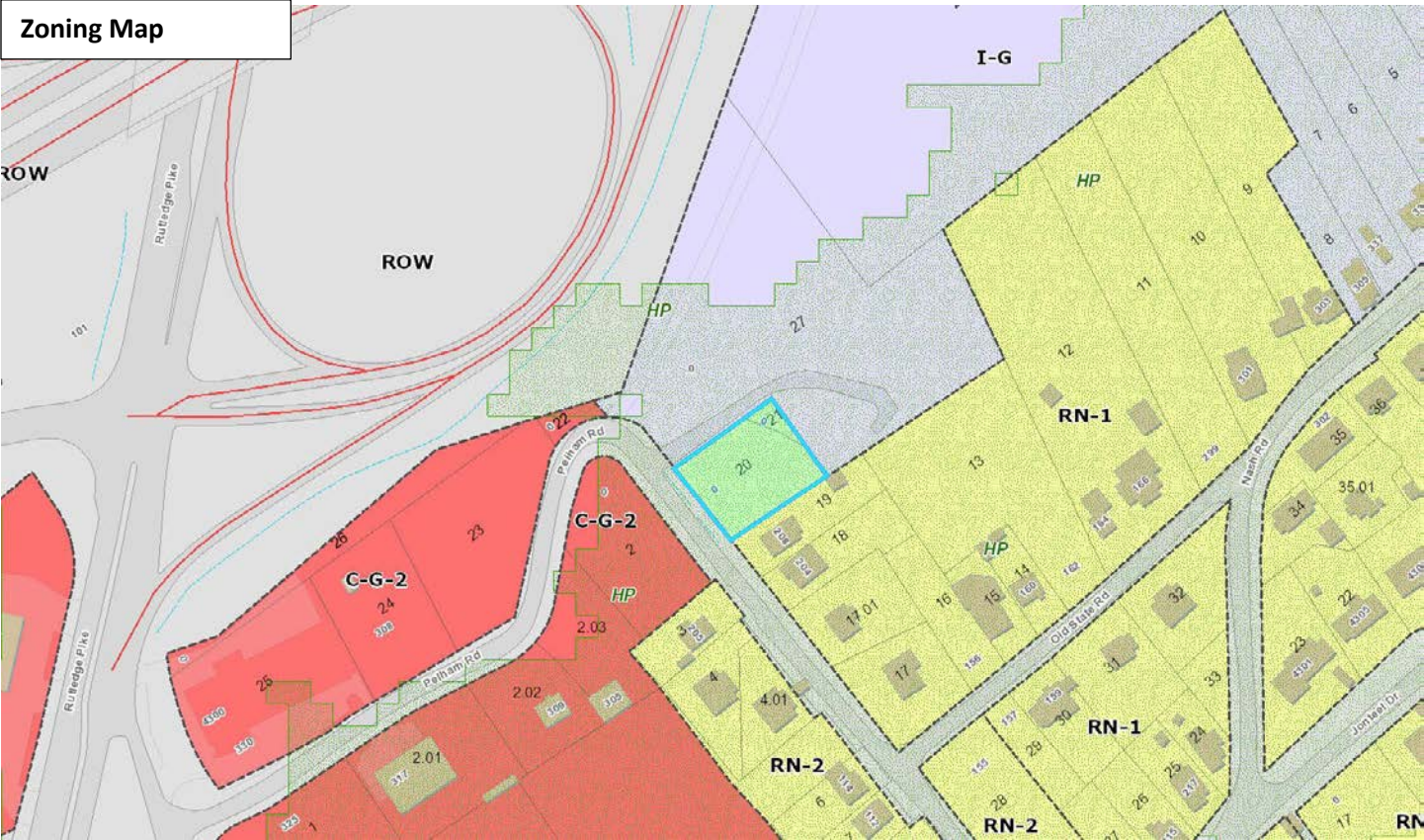


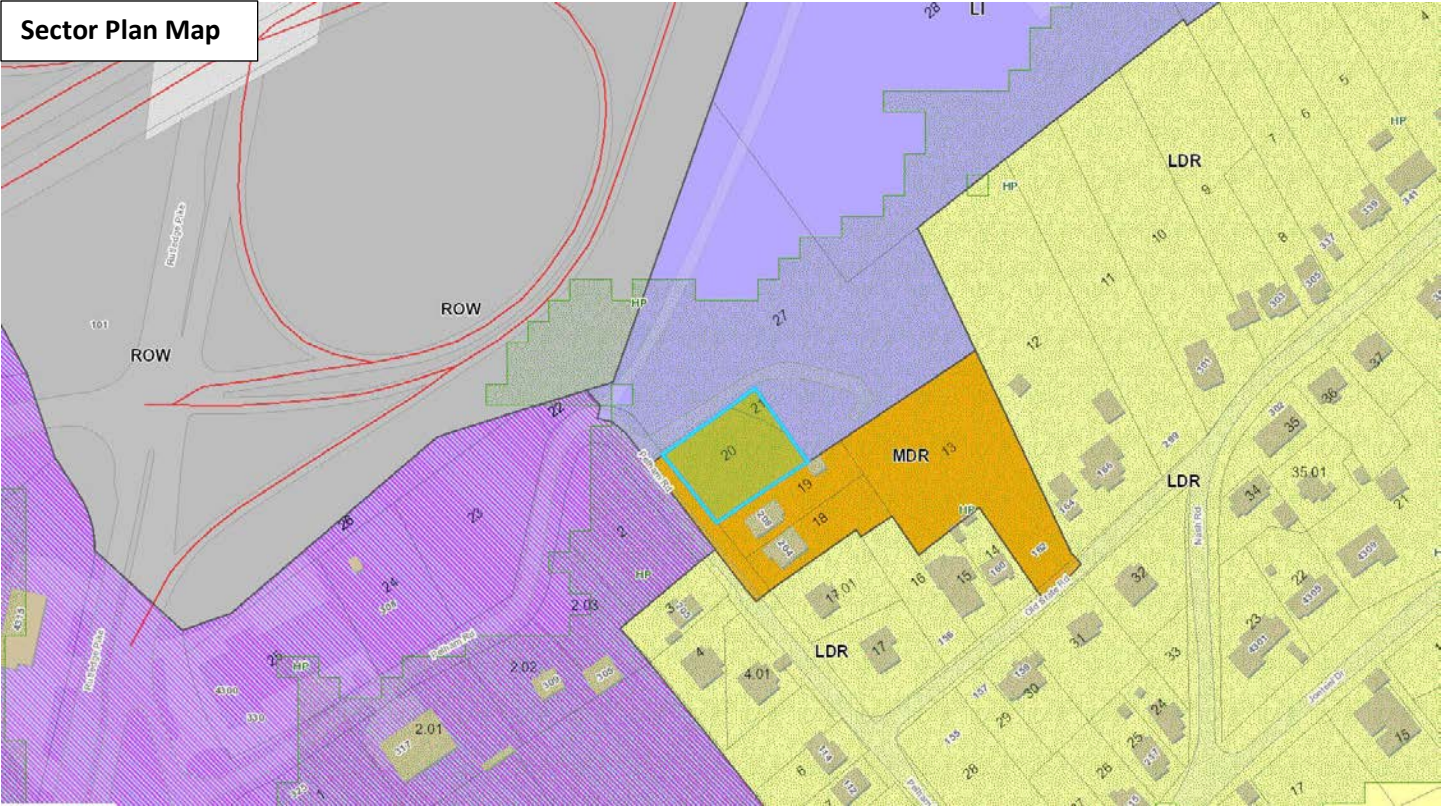


Exhibit B. 10-G-22-RZ / 10-D-22-SP / 10-C-22-PA Contextual Images

Zoning Map



Sector Plan Map





## Exhibit B. 10-G-22-RZ / 10-D-22-SP / 10-C-22-PA Contextual Images

Existing Land Use Map



Aerial Map



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE EAST CITY SECTOR PLAN**

***WHEREAS**, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the East City Sector Plan consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, Chris Burkhart has submitted an application for an amendment to the East City Sector Plan for property described in the application; and*

***WHEREAS**, the Planning Commission recommends approval of an amendment to the Sector Plan from Medium Density Residential and Hillside Protection to General Industrial and Hillside Protection consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Planning Commission, at its regularly scheduled public hearing October 6, 2022 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

**NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:**

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the East City Sector Plan with its accompanying staff report and map, file # 10-D-22-SP*

*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.*

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Date

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Chairman

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Secretary



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

## ZONING

- ☒ Plan Amendment
  - ☒ Sector Plan
  - ☐ One Year Plan
- ☐ Rezoning

Chris Burkhart

Applicant Name

Affiliation

8/19/2022

Date Filed

10/6/2022

Meeting Date (if applicable)

10-D-22-SP

File Number(s)

## CORRESPONDENCE

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

James Smith Ardurra

Name / Company

Lakeside Centre Way Knoxville TN 37922

Address

865-251-5084 / jsmith@ardurra.com

Phone / Email

## CURRENT PROPERTY INFO

Chris Burkhart Rock Pointe Developmen

Owner Name (if different)

P.O. Box 6069 Knoxville TN 37914

Owner Address

865-329-3232 / chrisb@shoreso

Owner Phone / Email

0 PELHAM RD / 0 PELHAM RD

Property Address

71 I A 020,021

Parcel ID

Part of Parcel (Y/N)?

14059 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

## STAFF USE ONLY

East side of Pelham Rd, north of Old State Rd

General Location

☒ City

Council District 6

RN-1 (Single-Family Residential Neighborhood), HP  
(Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

☐ Count

District

Zoning District

Existing Land Use

East City

Planning Sector

MDR (Medium Density Residential), HP (Hillside Protecti

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	<b>I-G (General Industrial), HP (Hillside Protection Overlay)</b>	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	<b>LI (Light Industrial), HP (Hillside Protection)</b>	
	Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Zoning Requests

Additional Information

## STAFF USE ONLY

### PLAT TYPE

☐ Staff Review    ☐ Planning Commission

### ATTACHMENTS

☐ Property Owners / Option Holders    ☐ Variance Request

### ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)  
☐ Design Plan Certification (Final Plat)  
☐ Site Plan (Development Request)  
☐ Traffic Impact Study  
☐ Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$2,050.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

<b>Chris Burkhart</b>	<b>8/19/2022</b>
Applicant Signature	Date

Phone / Email

<b>Chris Burkhart Rock Pointe Development, LLC</b>	<b>8/19/2022</b>
Property Owner Signature	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.





# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan
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Chris Burkhart

Applicant Name

Affiliation

8/19/2022

Date Filed

10/6/2022

Meeting Date (if applicable)

10-G-22-RZ / 10-C-22-PA

File Number(s)

## CORRESPONDENCE

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James Smith Ardurra

Name / Company

Lakeside Centre Way Knoxville TN 37922

Address

865-251-5084 / jsmith@ardurra.com

Phone / Email

## CURRENT PROPERTY INFO

Chris Burkhart Rock Pointe Developmen

Owner Name (if different)

P.O. Box 6069 Knoxville TN 37914

Owner Address

865-329-3232 / chrisb@shoreso

Owner Phone / Email

0 PELHAM RD / 0 PELHAM RD

Property Address

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Parcel ID

Part of Parcel (Y/N)?

14059 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

## STAFF USE ONLY

east side of Pelham Rd, north of Old State Rd

General Location

☒ City

Council District 6

RN-1 (Single-Family Residential Neighborhood), HP  
(Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

☐ Count

District

Zoning District

Existing Land Use

East City

Planning Sector

MDR (Medium Density Residential), HP (Hillside Protecti

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

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

**SUBDIVISION REQUEST**

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

**ZONING REQUEST**

<input checked="" type="checkbox"/> Zoning Change	<b>I-G (General Industrial)</b>	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan		
Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information		

**STAFF USE ONLY****PLAT TYPE**☐ Staff Review    ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders    ☐ Variance Request**ADDITIONAL REQUIREMENTS**

- ☐ COA Checklist (Hillside Protection)  
☐ Design Plan Certification (Final Plat)  
☐ Site Plan (Development Request)  
☐ Traffic Impact Study  
☐ Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$2,050.00</b>	
Fee 2	
Fee 3	

**AUTHORIZATION**

<b>Chris Burkhart</b>	<b>8/19/2022</b>
Applicant Signature	Date

Phone / Email

<b>Chris Burkhart Rock Pointe Development, LLC</b>	<b>8/19/2022</b>
Property Owner Signature	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.





# 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

Chris Burkhart

Southern Shores Developer

Applicant Name

Affiliation

08/18/2022

October 6, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

## 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

James Smith, P.E.

Ardurra

Name

Company

2160 Lakeside Centre Way

Knoxville

TN

37922

Address

City

State

ZIP

865.251.5084

jsmith@ardurra.com

Phone

Email

## CURRENT PROPERTY INFO

Chris Burkhart

P.O. Box 6069 Knoxville, TN 37914

865.604.7767

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Pelham Road, Knoxville, TN 37914

071IA021, 071IA020

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

- ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created \_\_\_\_\_

Related Rezoning File Number

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

## ZONING REQUEST

☒ Zoning Change

I-G GENERAL INDUSTRIAL

Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

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

Total

Fee 2

Fee 3

## AUTHORIZATION



Applicant Signature

Chris Burkhart

Please Print

8-15-22

Date

865.604.7767

Phone Number

chrisb@shoresouth.com

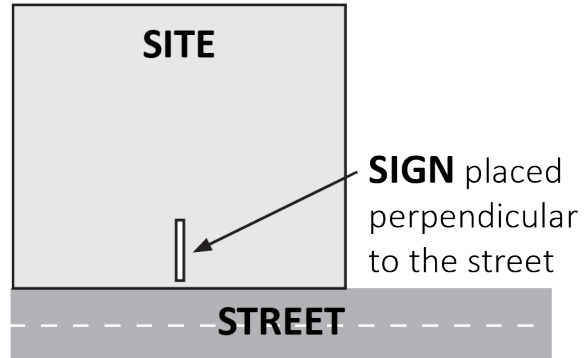
Email

Property Owner Signature

Please Print

Date

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:***

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: \_\_\_\_\_

Date: \_\_\_\_\_

File Number: \_\_\_\_\_

☐

Sign posted by Staff

☐

Sign posted by Applicant