

REZONING REPORT

▶ **FILE #:** 3-G-23-RZ

AGENDA ITEM #: 11

AGENDA DATE: 3/9/2023

▶ **APPLICANT:** CHRISTOS CHRISTOPOULOS
 OWNER(S): Kinder Morgan Southeast Terminals, LLC

TAX ID NUMBER: 93 O A 019 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 NO MIDDLEBROOK PIKE

▶ **LOCATION:** East of Knott Rd, South of North Middlebrook Pike

▶ **APPX. SIZE OF TRACT:** 3.36 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via N Middlebrook Pike, a major arterial with a pavement width of 38-ft within a right-of-way width of 63-ft, and Knott Road, a minor collector with a pavement width of 31-ft within a right-of-way width of 60-ft, and S Middlebrook Pike, a major arterial with a pavement width of 28-ft within a right-of-way width of 57-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** AG (General Agricultural)

▶ **ZONING REQUESTED:** I-G (General Industrial)

▶ **EXISTING LAND USE:** Transportation/Communications/Utilities

▶
 EXTENSION OF ZONE: Yes

HISTORY OF ZONING: In 2018, a portion of this parcel was approved to rezone to I-3 (General Industrial) by City Council at the first reading. The application was withdrawn at the 2nd reading. (4-S-18-RZ)

SURROUNDING LAND USE AND ZONING: North: Industrial (Manufacturing) - I-G (General Industrial)

South: Office - I-G (General Industrial)

East: Office, wholesale - I-G (General Industrial)

West: Industrial (Manufacturing) - I-G (General Industrial)

NEIGHBORHOOD CONTEXT: This site is located between the split of N. and S. Middlebrook Pike in an area primarily developed with industrial uses under I-G zoning.

STAFF RECOMMENDATION:

▶ **Approve I-G (General Industrial) zoning because it is a minor extension of zoning from all four directions and is consistent with the surrounding development and sector plan.**

COMMENTS:

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. I-G is appropriate for this site since it is adjacent to other light industrial uses and I-G zoning on all 4 sides.
2. Several of the surrounding properties have been rezoned from Agricultural to Industrial zones since the 1980s, including the adjacent parcel to the east in 1989.

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

1. The I-G General Industrial Zoning District provides for a range of general industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service, or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities that do not require frequent visits from customers or clients.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding development.

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 recommended I-G zoning is compatible with the surrounding land uses and zoning pattern.
2. I-G zoning is not anticipated to create any direct or indirect adverse effects in the surrounding area or any other part of the County, since the I-G zone is already so prevalent in the area.
3. N. and S. Middlebrook Pike are classified as major arterial streets, adequate to handle any additional traffic generated by allowing light industrial uses on the site.

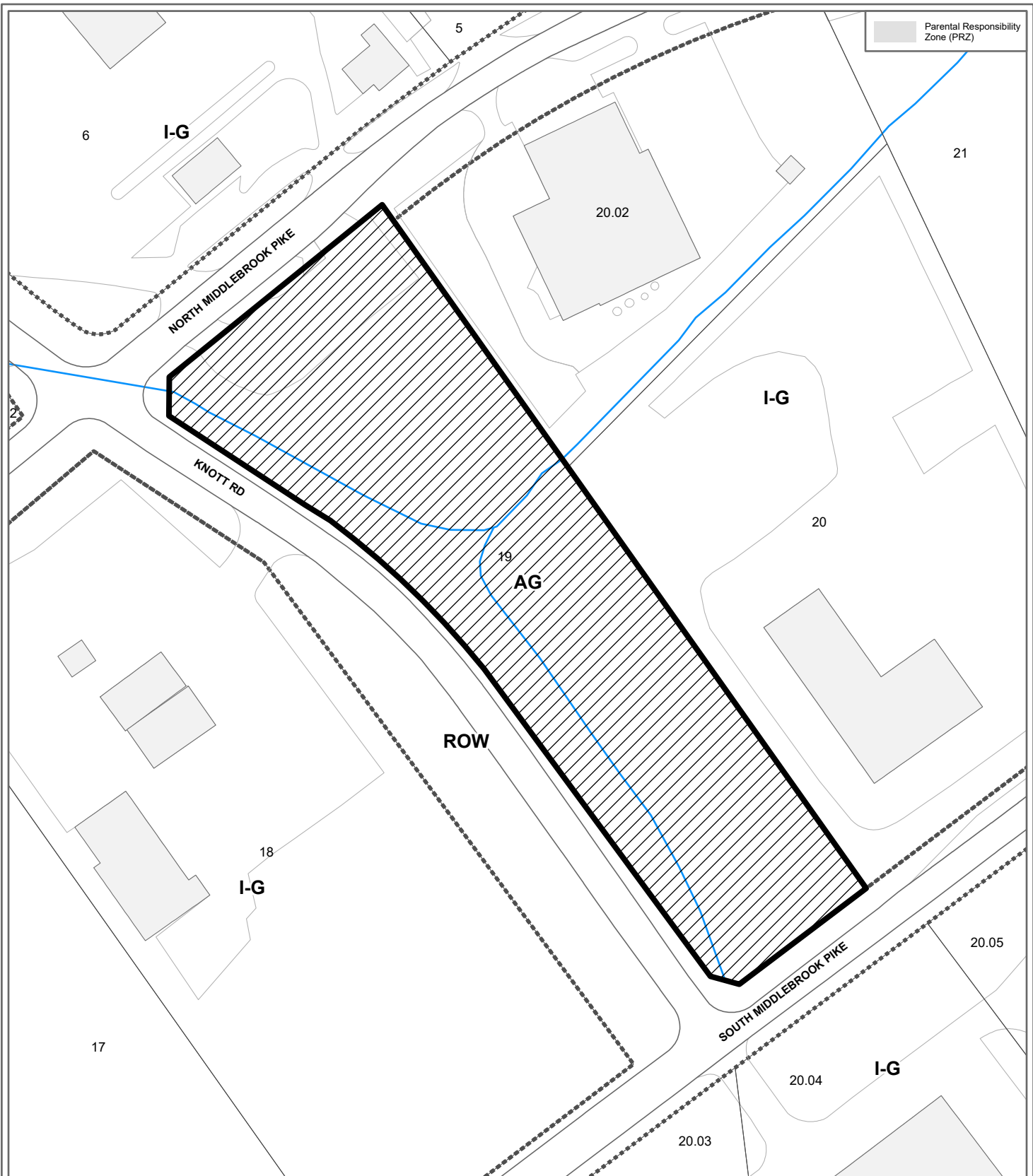
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The City of Knoxville One Year Plan proposes light industrial uses for the site, which supports I-G zoning.
2. The Northwest City Sector Plan proposes light industrial uses for the site, which supports I-G zoning.
3. This recommended I-G zoning does not present any apparent conflicts with the General Plan or any other adopted plans. The General Plan recommends siting industrial developments in industrial parks or other suitable developments of 10 acres or more. While this parcel is not over 10 acres, it is in an area dominated by industrial uses and zoning, which makes it an appropriate setting for the expansion of the I-G zone.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 4/4/2023 and 4/18/2023. 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.



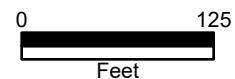
**3-G-23-RZ
REZONING**

From: AG (General Agricultural)
To: I-G (General Industrial)



Petitioner: Christos Christopoulos

Map No: 93
Jurisdiction: City

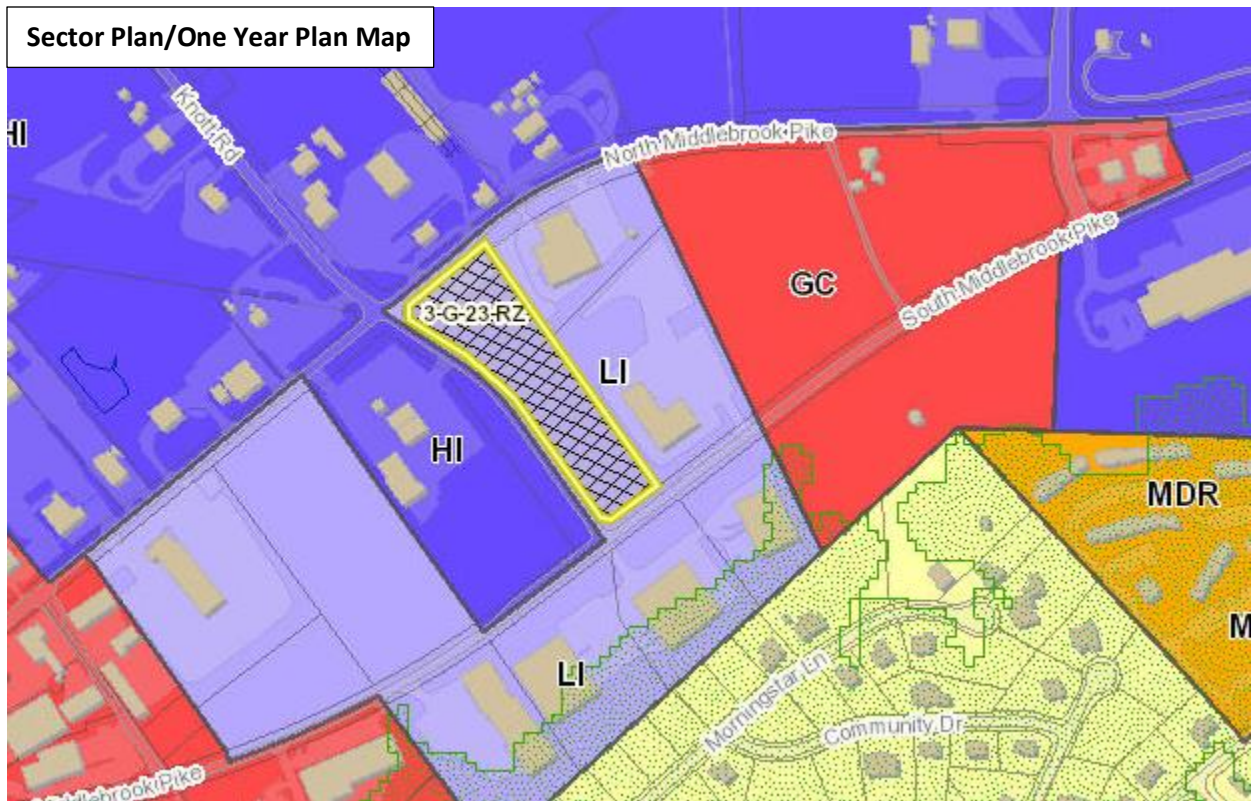
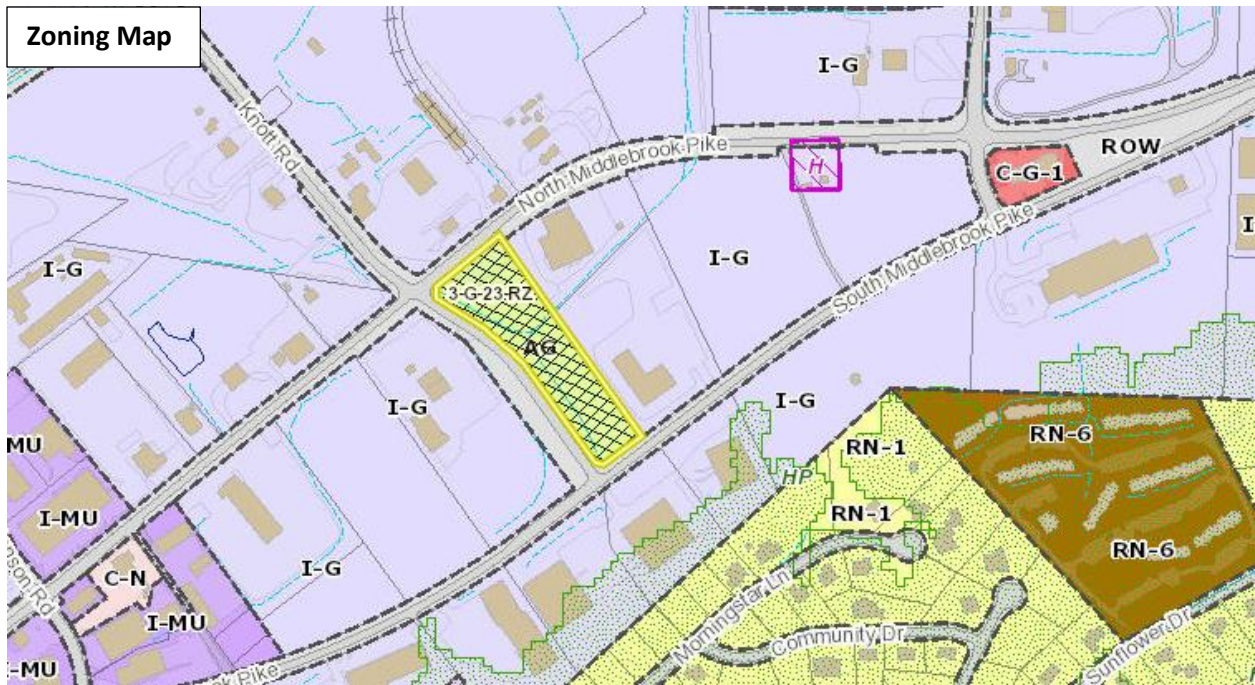


Original Print Date: 2/14/2023 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit B. 3-G-23-RZ Contextual Images



Exhibit B. 3-G-23-RZ 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
 - Sector Plan
 - One Year Plan
- Rezoning

Christos Christopoulos

Applicant Name

Affiliation

1/23/2023

Date Filed

3/9/2023

Meeting Date (if applicable)

3-G-23-RZ

File Number(s)

CORRESPONDENCE

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

Christos Chrisopoulos

Name / Company

Address

Phone / Email

CURRENT PROPERTY INFO

Kinder Morgan Southeast Terminals, LLC 1001 Louisiana St

Owner Name (if different)

Owner Address

Owner Phone / Email

0 NO MIDDLEBROOK PIKE

Property Address

93 O A 019

Parcel ID

Part of Parcel (Y/N)?

3.36 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

East of Knott Rd, South of North Middlebrook Pike

General Location

City

Council District 2

AG (General Agricultural)

Transportation/Communications/Utilities

Count

District

Zoning District

Existing Land Use

Northwest City

Planning Sector

LI (Light Industrial)

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

STAFF USE ONLY

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

AUTHORIZATION

Applicant Signature: **Christos Christopoulos** Date: **1/23/2023**
Please Print

Property Owner Signature: **Kinder Morgan Southeast Terminals, LLC** Date: **1/23/2023**
Please Print

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

Christos Christopoulos

Applicant Name

Affiliation

23 JANUARY '23

Date Filed

Meeting Date (if applicable)

File Number(s)

3-G-23-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

Christos Christopoulos

Christopoulos & Kennedy

Name

Company

2301 Hatcher Drive

Knoxville

TN

37921

Address

City

State

ZIP

865.330.3541

cchristopoulos@ckgcinc.com

Phone

Email

CURRENT PROPERTY INFO

Kinder Morgan Southeast Terminals LLC

1001 Louisiana Street

713.420.2994

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 North Middlebrook Pike

09300019

0930A019

Property Address

Parcel ID

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

August 29, 2022

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

2

Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

I-G General Industrial Zone
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	Total
Fee 2	
Fee 3	

AUTHORIZATION


Applicant Signature

Christos Christopoulos

Please Print

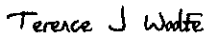
23 January '23
Date

865.330.3541

Phone Number
DocuSigned by:

cchristpoulos@ckgcinc.com

Email


Terence J. Woolfe

Terence J. Woolfe

Please Print

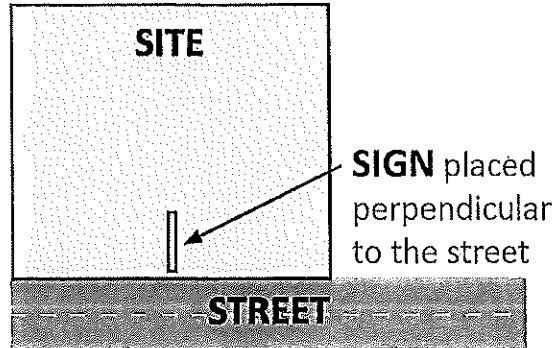
1/20/2023

3041D0334BEA445...
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.

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:

2/24/23 and 3/10/23
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Chris Christopoulos

Date: 1-23-23

File Number: 3-G-23-RZ

- Sign posted by Staff
- Sign posted by Applicant