



# PLAN AMENDMENT REPORT

► **FILE #:** 4-G-24-SP

**AGENDA ITEM #:** 45

**AGENDA DATE:** 4/11/2024

► **APPLICANT:** BIR INVESTMENTS, LLC  
**OWNER(S):** BIR Investments LLC

**TAX ID NUMBER:** 94 A A 031 01 (PART OF)

[View map on KGIS](#)

**JURISDICTION:** Council District 5

**STREET ADDRESS:** 2635 WESTERN AVE

► **LOCATION:** West side of Mynderse Ave, north of Western Ave

► **APPX. SIZE OF TRACT:** 7.61 acres

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** Access is via Mynderse Ave, a local road with a 43 ft pavement width within a right-of-way of 73 ft.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** East Fork

► **PRESENT PLAN AND ZONING DESIGNATION:** LI (Light Industrial) / I-MU (Industrial Mixed-Use)

► **PROPOSED PLAN DESIGNATION:** HI (Heavy Industrial)

► **EXISTING LAND USE:** Industrial (Manufacturing)

**EXTENSION OF PLAN DESIGNATION:** No, this is not an extension of the plan designation.

**HISTORY OF REQUESTS:** None Noted.

**SURROUNDING LAND USE** North: Industrial - LI (Light Industrial)

**AND PLAN DESIGNATION:** South: Commercial, right-of-way - LI (Light Industrial)

East: Industrial - LI (Light Industrial)

West: Commercial - LI (Light Industrial)

**NEIGHBORHOOD CONTEXT** This area is developed with a mix of commercial and light to heavy industrial uses with multi-family residential dwellings to the north.

## STAFF RECOMMENDATION:

► **Approve the sector plan amendment to the HI (Heavy Industrial) land use classification because it is compatible with the surrounding development.**

## COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

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

1. In 2020, Western Ave at this location was widened and realigned from 2 lanes to 5 lanes with a turn lane. At the same time, Mynderse Ave was widened from being a 22 ft, unstriped road to a 55 ft 3-lane, striped road in front of this property. Mynderse Ave is a dead-end road that serves the heavy industrial traffic of the surrounding properties.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious errors in the Central City Sector Plan. However, Heavy Industrial could have been considered here because Heavy Industrial zoning abuts this property and runs along Tennessee Ave in the area.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

1. There are no known public policy changes relating to this property and its land use classification.

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

1. In 2008, the steel foundry, which abuts to the north and east, rezoned that property and amended its land use classification from LI (Light Industrial) to HI (Heavy Industrial) to extend the HI designation and I-4 zoning from its primary facility to the east (Case # 7-B-08-PA/7-F-08-RZ).

OTHER CONSIDERATIONS:

1. The location criteria for HI states that it is to be used for properties: 1) within existing industrial areas, 2) within one mile of an interstate interchange, and 3) having access to a major collector or arterial street. This property is an industrial property zoned I-MU. It's a mile from the I640/I75 Western Ave interchange, and Western Ave is classified as a major arterial.
2. Approval of the HI land use classification would be consistent with the steel foundry adjacent to this property.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/14/2024 and 5/28/2024. 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 #:** 4-J-24-RZ  
4-F-24-PA

**AGENDA ITEM #:** 45  
**AGENDA DATE:** 4/11/2024

► **APPLICANT:** BIR INVESTMENTS, LLC  
**OWNER(S):** Jimmy Singh BIR Investments LLC

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**TAX ID NUMBER:** 94 A A 031 01 (PART OF) [View map on KGIS](#)  
**JURISDICTION:** Council District 5  
**STREET ADDRESS:** 2635 WESTERN AVE  
► **LOCATION:** West side of Mynderse Ave, north of Western Ave  
► **TRACT INFORMATION:** 7.61 acres.  
**SECTOR PLAN:** Central City  
**GROWTH POLICY PLAN:** N/A (Within City Limits)  
**ACCESSIBILITY:** Access is via Mynderse Ave, a local road with a 43 ft pavement width within a right-of-way of 73 ft.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
**WATERSHED:** East Fork

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► **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I-MU (Industrial Mixed-Use)  
► **PROPOSED PLAN DESIGNATION/ZONING:** HI (Heavy Industrial) / I-H (Heavy Industrial)  
► **EXISTING LAND USE:** Industrial (Manufacturing)

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, the I-H zone is adjacent to the northeast and is also across Mynderse Avenue.  
**HISTORY OF ZONING REQUESTS:** Part of the property included in this request was rezoned from I-3 (General Industrial) to I-2 (Restricted Manufacturing and Warehousing) in 2017 (Case # 6-E-17-RZ).  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Industrial - LI (Light Industrial) - I-MU (Industrial Mixed-Use), I-H (Heavy Industrial), IH (Infill Housing)  
South: Commercial, right-of-way - LI (Light Industrial) - C-H-1 (Highway Commercial)  
East: Industrial - LI (Light Industrial) - I-H (Heavy Industrial), IH (Infill Housing)  
West: Commercial - LI (Light Industrial) - I-MU (Industrial Mixed-Use)  
**NEIGHBORHOOD CONTEXT:** This area is developed with a mix of commercial and light to heavy industrial uses with multi-family residential dwellings to the north.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the One Year Plan amendment to the HI (Heavy Industrial) land use classification because it is consistent with the surrounding area.**
  
- ▶ **Approve the I-H (Heavy Industrial) district because it is consistent with the surrounding area and a minor extension of the district.**

**COMMENTS:**

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

**AN ERROR IN THE PLAN:**

1. There are no obvious errors in the One Year Plan. However, Heavy Industrial could have been considered here because Heavy Industrial zoning abuts this property and runs along Tennessee Ave in the area.

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. In 2008, the steel foundry, which abuts to the north and east, rezoned that property and amended its land use classification from LI (Light Industrial) to HI (Heavy Industrial) to extend the HI designation and I-4 zoning from its primary facility to the east (Case # 7-B-08-PA/7-F-08-RZ).
2. In 2020, Western Ave at this location was widened and realigned from 2 lanes to 5 lanes with a turn lane. At the same time, Mynderse Ave was widened from being a 22 ft, unstriped road to a 55 ft 3-lane, striped road in front of this property. Mynderse Ave is a dead-end road that serves the heavy industrial traffic of the surrounding properties.

**A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. There are no known public policy changes relating to this property and its land use classification.

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 no new plans or studies specific to industrial land uses that apply to this property.

**ADDITIONAL CONSIDERATIONS:**

1. In the One Year Plan, substantial landscaped buffers are expected between uses of lesser intensity, particularly for residential, office and agricultural uses. The plan amendment designation is only for the portion of the parcel south of the train tracks. The northern portion, which abuts a residential development, will remain Light Industrial.
2. The location criteria for HI states that it is to be used for properties: 1) within existing industrial areas, 2) within one mile of an interstate interchange, and 3) having access to a major collector or arterial street. This property is an industrial property zoned I-MU. It's a mile from the I640/I75 Western Ave interchange, and Western Ave is classified as a major arterial.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, SUBSECTIONS 1-3: 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 GENERALLY:

1. In 2020, Western Ave at this location was widened and realigned from 2 lanes to 5 lanes with a turn lane. At the same time, Mynderse Ave was widened from being a 22 ft, unstriped road to a 55 ft 3-lane, striped road in front of this property. Mynderse Ave is a dead-end road that serves the heavy industrial traffic of the surrounding properties.
2. The proposed I-H zoning is an extension of the district from the east.

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

1. The I-H (Heavy Industrial) District is intended to provide for a wide variety of general manufacturing,

fabricating, processing, distributing and warehousing uses. Industrial uses in the I-H District may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.

2. This property is an existing industrial area with heavy industrial uses including the steel foundry on the opposite side of Mynderse Ave.

3. Rezonings 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 land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed I-H district is not anticipated to have any adverse impacts to the surrounding industrial area to the east and north, the commercial area to the west and south, or the nearby residential area to the north, since this is already an industrial area.

2. The widening and realignment of Western Ave included the addition of sidewalks and bike lanes. While the proposed I-H district doesn't encourage pedestrian oriented spaces, these improvements provide vulnerable road users with more separation from the large commercial vehicle traffic on the corridor.

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:

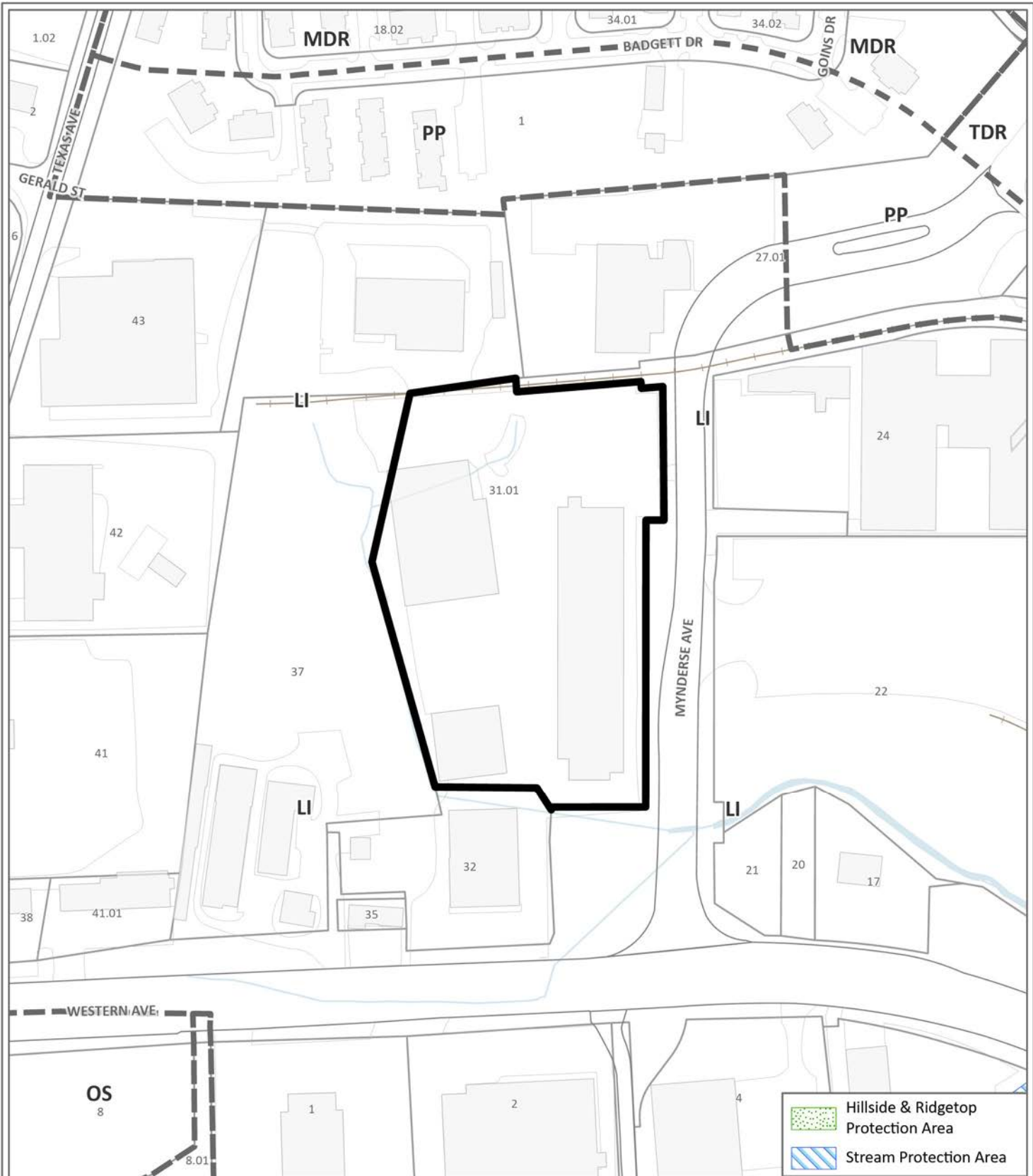
1. The proposed rezoning is consistent with the recommended HI land use classification of the One Year Plan and Central City Sector Plan.

2. The proposed zoning district is compatible with the General Plan's Policy 11.5, the intent of which is to create gradual zoning transitions. The northern portion of the parcel, which is on the other side of the railroad tracks, will remain I-MU to avoid having highly incompatible uses too close to each other. The I-MU district is the least intense industrial district and will act as a buffer for the multifamily development to the north.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/14/2024 and 5/28/2024. 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.



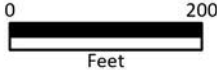
**4-G-24-SP  
CENTRAL CITY SECTOR PLAN MAP**

**Petitioner:** BIR Investments, LLC



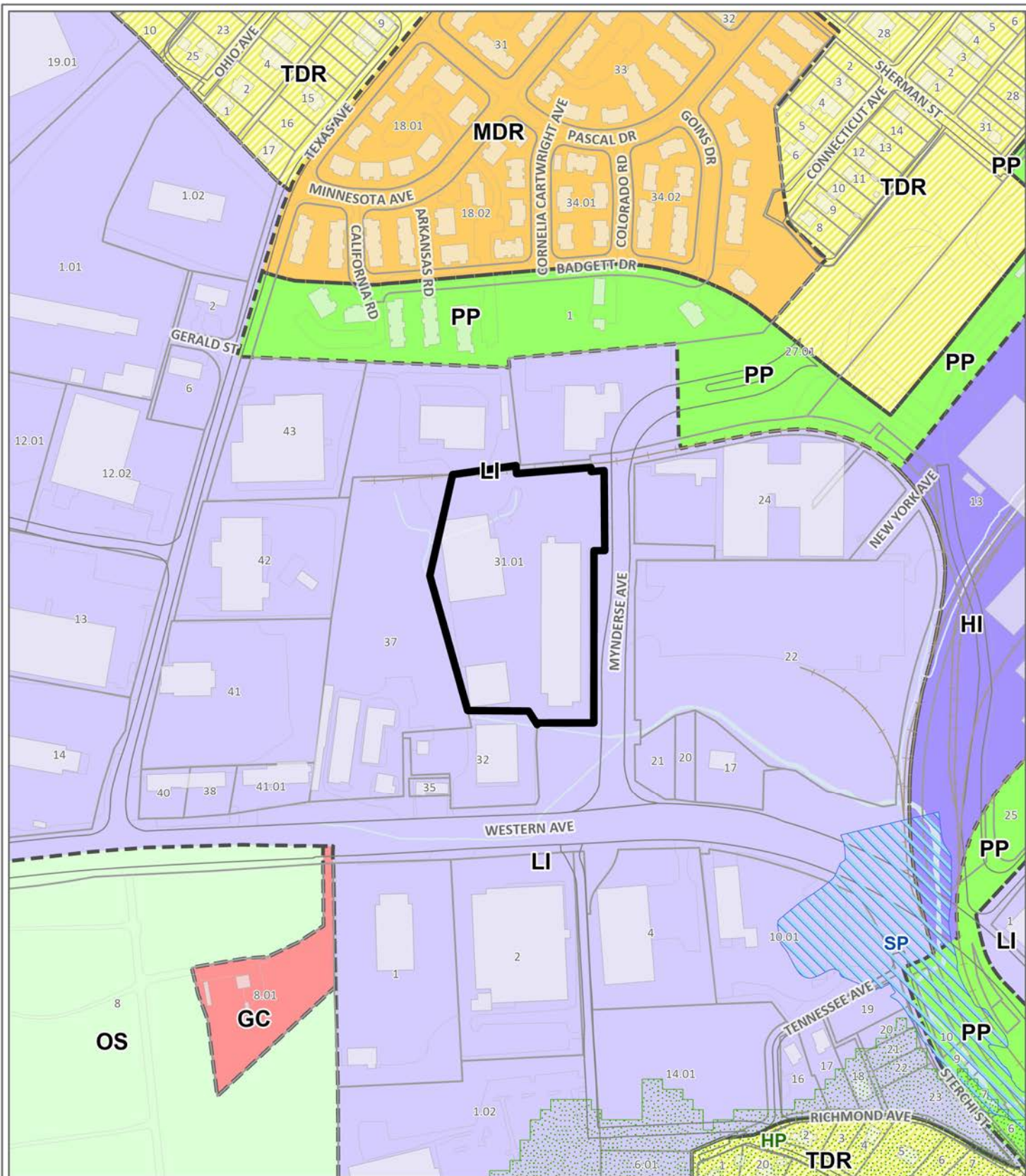
**From:** LI (Light Industrial)  
**To:** HI (Heavy Industrial)

**Map No:** 94  
**Jurisdiction:** City



**Original Print Date:** 3/18/2024  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





# ONE YEAR PLAN MAP

4-F-24-PA

Petitioner: BIR Investments, LLC



From: LI (Light Industrial)

To: HI (Heavy Industrial)

Original Print Date: 3/12/2024

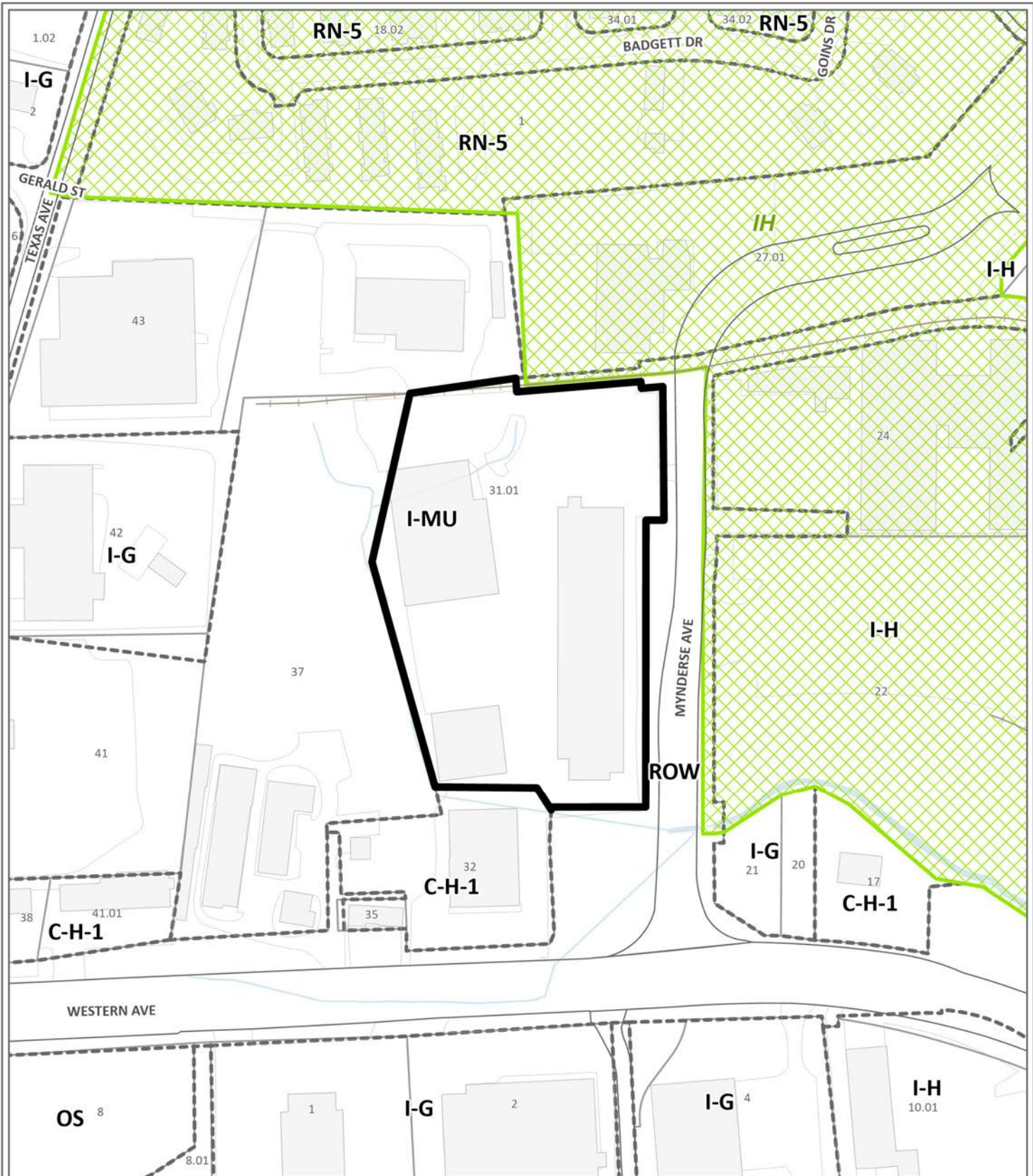
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 94

Jurisdiction: City







**REZONING**

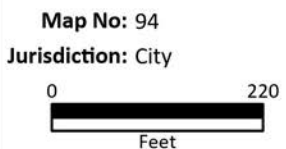
**4-J-24-RZ**

**Petitioner:** BIR Investments, LLC



**From:** I-MU (Industrial Mixed-Use)  
**To:** I-H (Heavy Industrial)

**Original Print Date:** 3/12/2024  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

4-J-24-RZ / 4-F-24-PA



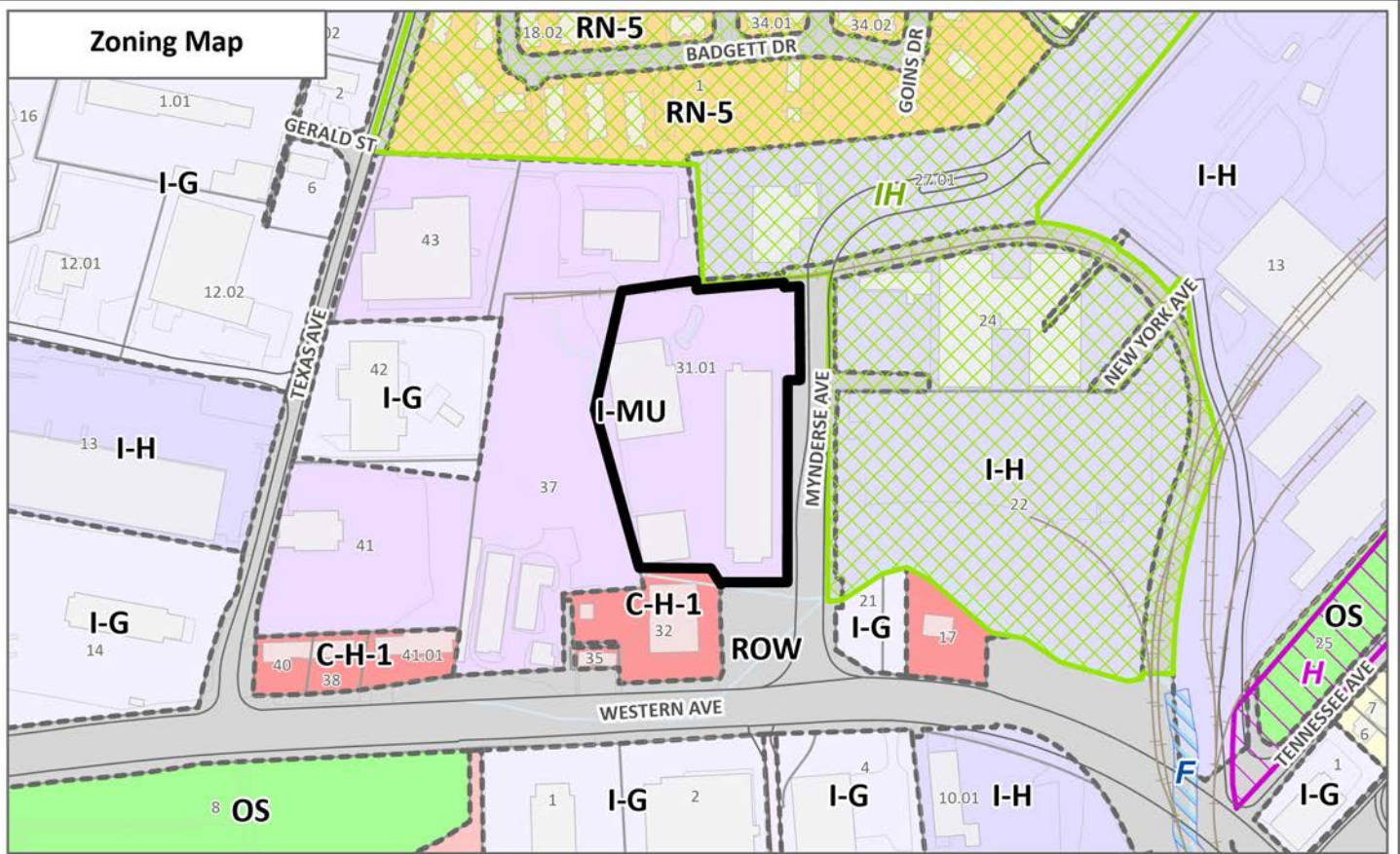
Case boundary

0 440  
Feet

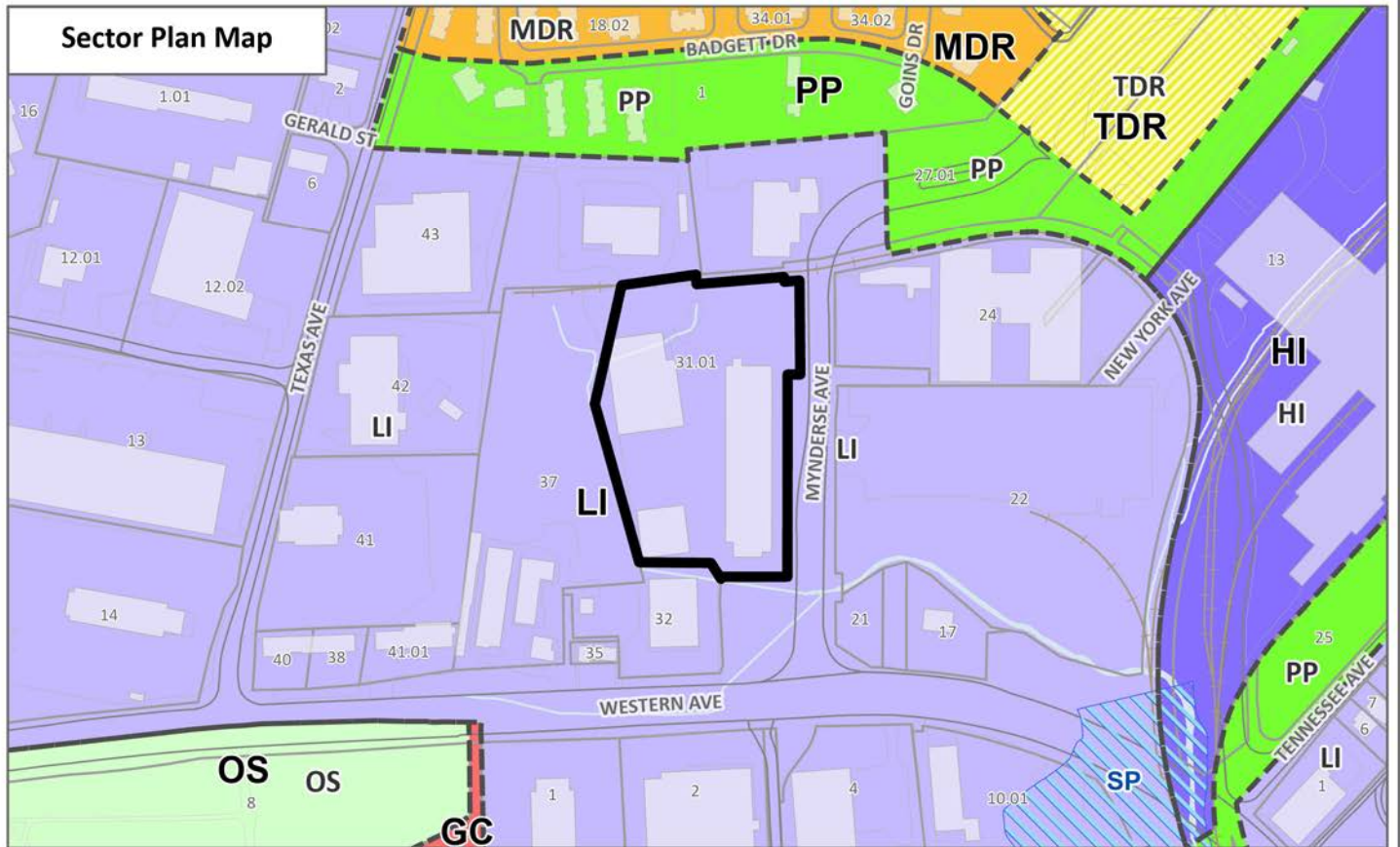




**Zoning Map**



**Sector Plan Map**

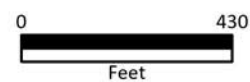


**CONTEXTUAL MAPS 2**

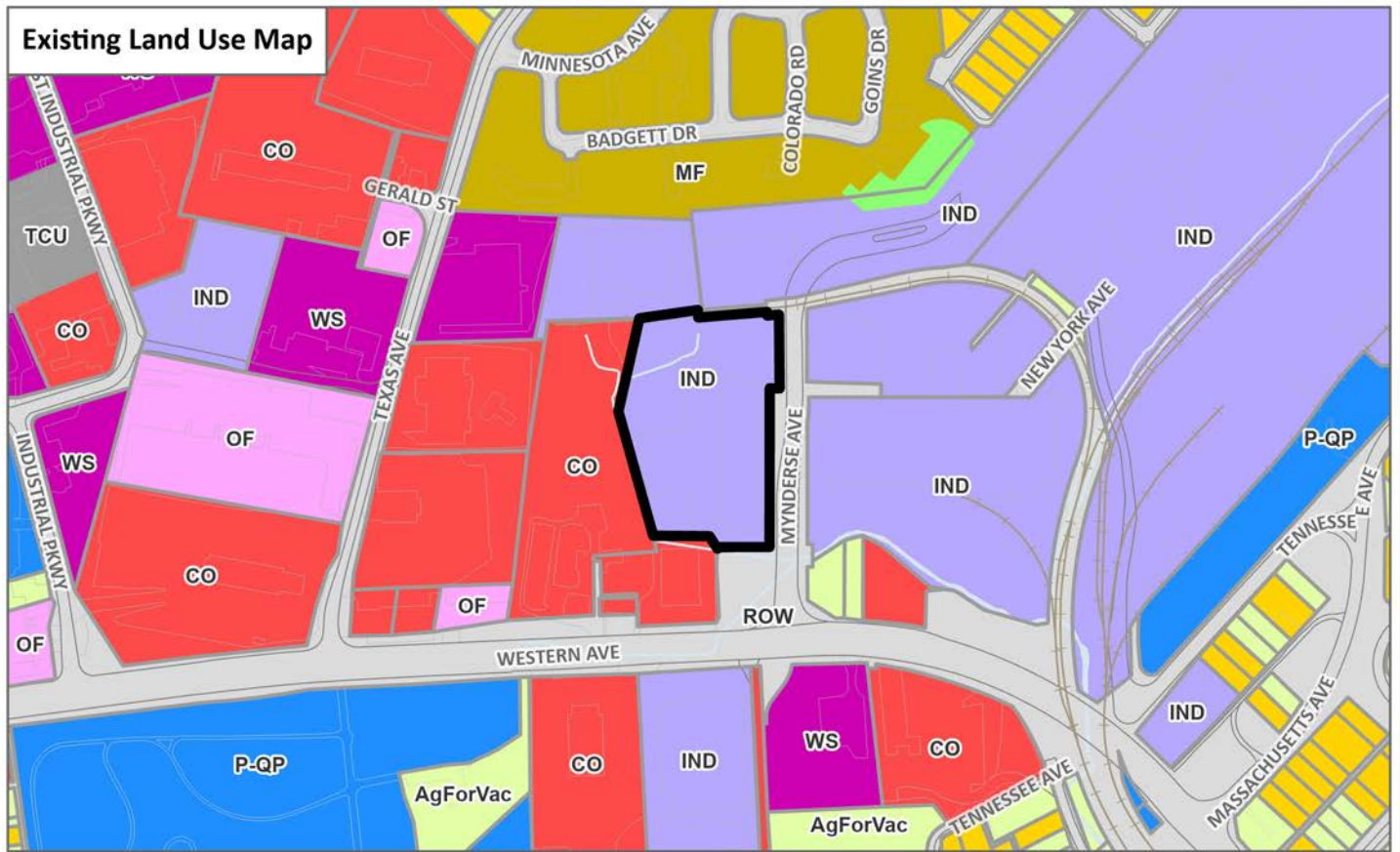
**4-J-24-RZ / 4-F-24-PA**



Case boundary



# Existing Land Use Map

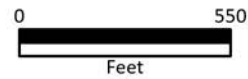


## CONTEXTUAL MAPS 3

4-J-24-RZ / 4-F-24-PA



Case boundary





*KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE CENTRAL 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 Central 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, BIR Investments has submitted an application for an amendment to the Central City Sector Plan for property described in the application; and*

*WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Light Industrial to Heavy Industrial is 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 April 11, 2024 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 Central City Sector Plan with its accompanying staff report and map, file #4-G-24-SP*

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

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

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*Date*

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*Chairman*

---

*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

**BIR Investments, LLC**

Applicant Name

Affiliation

**2/15/2024**

Date Filed

**4/11/2024**

Meeting Date (if applicable)

**4-G-24-SP**

File Number(s)

## CORRESPONDENCE

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

**Jimmy Singh BIR Investments LLC**

Name / Company

**2042 Town Center Blvd PMB-350 Knoxville TN 37922**

Address

**540-239-0553 / jimmybir@birtransport.com**

Phone / Email

## CURRENT PROPERTY INFO

**BIR Investments LLC**

Owner Name (if different)

**2042 Town Center Blvd. PMB-350 Knoxville TN 379**

Owner Address

**540-239-0553**

Owner Phone / Email

**2635 WESTERN AVE**

Property Address

**94 A A 031 01 (part of)**

Parcel ID

**7.61 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**West of Mynderse Ave, north of Western Ave**

General Location

☒ City

**Council District 5**

**I-MU (Industrial Mixed-Use)**

**Industrial (Manufacturing)**

☐ County District

Zoning District

Existing Land Use

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

## STAFF USE ONLY

<b>PLAT TYPE</b>	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>\$2,950.00</b>	
<b>ATTACHMENTS</b>	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 3	
<b>ADDITIONAL REQUIREMENTS</b>		
<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

☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

	<b>BIR Investments, LLC</b>	<b>2/15/2024</b>
Applicant Signature	Please Print	Date

	<b>BIR Investments LLC</b>	<b>2/15/2024</b>
Property Owner Signature	Please Print	Date



# 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

**BIR Investments, LLC**

Applicant Name

Affiliation

**2/15/2024**

Date Filed

**4/11/2024**

Meeting Date (if applicable)

**4-F-24-PA / 4-J-24-RZ**

File Number(s)

## CORRESPONDENCE

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

**Jimmy Singh BIR Investments LLC**

Name / Company

**2042 Town Center Blvd PMB-350 Knoxville TN 37922**

Address

**540-239-0553 / jimmybir@birtransport.com**

Phone / Email

## CURRENT PROPERTY INFO

**Jimmy Singh BIR Investments LLC**

Owner Name (if different)

**2042 Town Center Blvd PMB-350 Knoxville TN 3792**

Owner Address

**540-239-0553 / jimmybir@birtr**

Owner Phone / Email

**2635 WESTERN AVE**

Property Address

**94 A A 031 01 (part of)**

Parcel ID

**7.61 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**West of Mynderse Ave, north of Western Ave**

General Location

☒ City

**Council District 5**

**I-MU (Industrial Mixed-Use)**

**Industrial (Manufacturing)**

☐ County

District

Zoning District

Existing Land Use

**Central City**

Planning Sector

**LI (Light Industrial)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- ☐ Development Plan   ☐ Planned Development   ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

## ZONING REQUEST

- ☒ Zoning Change   **I-H (Heavy Industrial)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan   **HI (Heavy Industrial)**

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

**\$2,950.00**

Total

Fee 2

Fee 3

## AUTHORIZATION

- ☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

**BIR Investments, LLC**

**2/15/2024**

Applicant Signature

Please Print

Date

Phone / Email

**Jimmy Singh BIR Investments LLC**

**2/15/2024**

Property Owner Signature

Please Print

Date





# 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

BIR Investments, LLC

Owner

Applicant Name

Affiliation

2/14/2024

4/11/2024

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

Jimmy Singh

BIR Investments, LLC

Name

Company

2042 Town Center Blvd. PMB-350

Knoxville

TN

37922

Address

City

State

ZIP

540-239-0553

jimmybir@birtransport.com

Phone

Email

## CURRENT PROPERTY INFO

BIR Investments, LLC

2042 Town Center Blvd PMB-350 Knoxville 540-239-0553

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2635 Western Avenue Knoxville, TN

Part of 094AA03101

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

May 1, 2023

## 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 \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number

## ZONING REQUEST

- ☒ Zoning Change **I-H (Industrial - Heavy)**  
Proposed Zoning \_\_\_\_\_  
☒ Plan Amendment Change **I-H HI (Heavy Industrial)**  
Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

☒ Other (specify) **~~One Year plan amendment from L1 to H1.~~**

## 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

- ☒ I declare under penalty of perjury the foregoing is true and correct:  
1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

*Jimmy Singh*

Applicant Signature

BIR Investments, LLC

Please Print

☒ 2/14/2024

Date

540-239-0553

Phone Number

jimmybir@birtransport.com

Email

*Jimmy Singh*

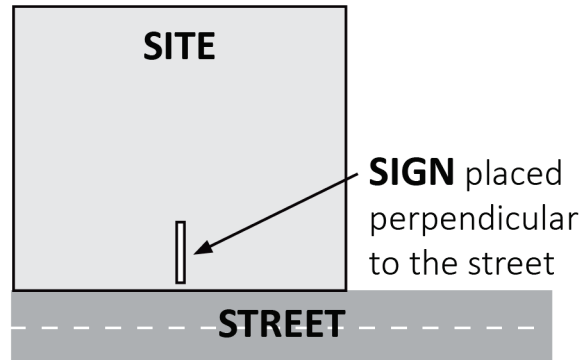
Property Owner Signature

Jimmy Singh

Please Print

Date Paid

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:*

\_\_\_\_\_ March 26, 2024 \_\_\_\_\_ and \_\_\_\_\_ April 12, 2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: BIR Investments, LLC

Date: 2/15/2024

File Number: 4-J-24-RZ\_4-F-24-PA\_4-G-24-SP



Sign posted by Staff



Sign posted by Applicant