

REZONING

11-N-24-RZ

Petitioner: AHB Enterprises, Inc./Hunter Brewster



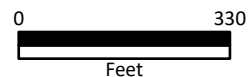
From: A (Agricultural)
To: CH (Highway Commercial)

Map No: 147

Jurisdiction: County

Original Print Date: 10/9/2024

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





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

AHB Enterprises, Inc./Hunter Brewster

Owner

Applicant Name

Affiliation

9/30/2024

11/14/2024

11-N-24-RZ / 11-B-24-PA

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.

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37902

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

Hunter Brewster AHB Enterprises, Inc.

3000 Crenshaw Rd Knoxville TN

865-363-8631 / AEHBrewster@

Owner Name (if different)

Owner Address

Owner Phone / Email

3000 CRENSHAW RD / 6708 OTTINGER DR

Property Address

147 105, 10501

3.56 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knox-Chapman Utility District

Knox-Chapman Utility District

No

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

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	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	CH (Highway Commercial) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	CC (Corridor Commercial) Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$1,650.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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.

Applicant Signature: AHB Enterprises, Inc./Hunter Brewster Date: 9/30/2024
Please Print

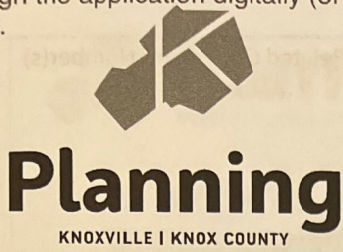
Phone / Email: _____

Property Owner Signature: Hunter Brewster AHB Enterprises, Inc. Date: 9/30/2024
Please Print

venience.
2) Sign the application digitally (or print, sign, and scan).

Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP PA
- Rezoning

AHB Enterprises, Inc./Hunter Brewster

Owner

Applicant Name

Affiliation

September 30, 2024

November 14, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

11-N-24-RZ
11-B-24-PA

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

3000 Crenshaw Rd.

865-363-8631

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3000 Crenshaw Rd and 6708 Ottinger Dr.

147 105 and 147 10501

Property Address

Parcel ID

Knox-Chapman Utility District

Knox Chapman Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024

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 _____

- Combine Parcels
 Divide Parcel

Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change
 Plan Amendment Change

CH Highway Commercial

Proposed Zoning

Corridor Commercial

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
 Amendment Request (*Comprehensive Plan*)

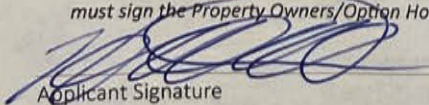
ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0803	\$1,000.00	
Fee 2		
0608	\$650.00	\$1,650.00
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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.



Applicant Signature

Andrea Hulse Brewster

Print Name / Affiliation

9-30-24

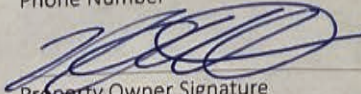
Date

865-363-8631

Phone Number

AEMBrewster@gmail.com

Email



Property Owner Signature

Andrea Hulse Brewster

Please Print

09/30/2024, SG

Date Paid



Knox County Comprehensive Plan Amendment Request

All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.

The applicant must provide justification per Implementation Action IM.6, demonstrating:

Either

- There is an obvious or significant error or omission in the Plan

OR

2 or more of the following criteria apply

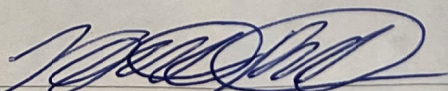
- Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

Significant influx of transient workers for significant natural gas pipeline expansion project require temporary housing opportunities and RV parking locations that current supply will not meet. East Tennessee Natural Gas, LLC (ETNG) is proposing to build 122.2 miles of natural gas pipeline to transport gas to the Tennessee Valley Authority's (TVA) Kingston Fossil Plant and this development will accommodate transient workers to locate their transient housing onsite with no additional infrastructure development.

The Proposed Changes also support the following Policies and Actions, goals, objectives, and criteria of the Plan:

- * The proposed amendment meets this location criteria for corridor commercial because it is situated along a major transportation corridor which is appropriate for a mix of commercial development.
- * Corridor Commercial is established ~1 mile to the east.
- * Policy 5: incentivizes transient mobile housing along a major corridor with multiple amenities withing close proximity.
- * Policy 6: Provides attainable housing to temporary Knox County residents working on major infrastructure project.
- * Policy 9: The amendment is necessary to provide affordable housing options for workers on major infrastructure improvement project.
- * Policy 14. Absent affordable options for transient workers to locate transient mobile housing, the workers would be traveling from outside of the county and state for work thereby reducing network efficiency and increasing traffic congestion.


Property Owner Signature

AHB Enterprises/Hunter Brewster

9-30-2024

Print Name

Date

11-N-24-RZ & 11-B-24-PA

By signing above, you certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.

FILE NUMBER



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

~~November 2, 2024~~
November 1, 2024

November 15, 2024

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature

AHB Enterprises/Hunter Brewster

Applicant Name

9-30-2024

Date

11-N-24-RZ & 11-B-24-PA

FILE NUMBER