

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-G-22-RZ **Related File Number:** 10-C-22-PA
Application Filed: 8/19/2022 **Date of Revision:**
Applicant: CHRIS BURKHART

PROPERTY INFORMATION

General Location: east side of Pelham Rd, north of Old State Rd
Other Parcel Info.:
Tax ID Number: 71 I A 020,021 **Jurisdiction:** City
Size of Tract: 14059 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East City **Sector Plan Designation:** MDR (Medium Density Residential), HP (Hillside Pr
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 PELHAM RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: I-G (General Industrial), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), HP (Hillside Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full):

Comments: 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.

Action: Approved

Meeting Date: 10/6/2022

Details of Action:

Summary of Action: 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.

Date of Approval: 10/6/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/1/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 11/15/2022

Other Ordinance Number References: O-155-2022

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: