# **CASE SUMMARY**

## APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 1-B-24-PA Related File Number: 12-E-23-RZ

Application Filed: 11/27/2023 Date of Revision:

Applicant: SCHAAD COMPANIES, LLC



## **PROPERTY INFORMATION**

**General Location:** Southeast terminus of Shoppers Ln

Other Parcel Info.:

Tax ID Number: 93 F B 009.06 Jurisdiction: City

Size of Tract: 4.08 acres

Accessibility: Access is via Shoppers Lane, a local road off of Western Avenue with at least 32 ft of pavement width

that terminates at the west side of the property.

### GENERAL LAND USE INFORMATION

Existing Land Use: Wholesale

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: Northwest City Sector Plan Designation: GC (General Commercial)

Growth Policy Plan: N/A (Within City Limits)

**Neighborhood Context:** This area west of I-75 has a mix of commercial, light industrial, industrial, wholesale, and office uses.

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

Street: 2000 SHOPPERS LN

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use)

Former Zoning:

Requested Zoning: I-G (General Industrial)

**Previous Requests:** 

Extension of Zone: Yes, this is an extension of the I-G district from the west. However, this is not an extension of the LI

plan designation.

History of Zoning: Rezoned from C-3 (General Commercial) to C-6 (General Commercial Park) in January 2009 (12-Q-98-

RZ).

## PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

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Requested Plan Category: LI (Light Industrial)

## 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: Samiul Hague

Staff Recomm. (Abbr.): Approve the One Year Plan amendment to the LI (Light Industrial) land use classification because it is

compatible with the surrounding development.

Staff Recomm. (Full):

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):

#### CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

- 1. In early to mid 2010, TDOT completed a 31.4 million project to widen Western Avenue to a 5-lane street from Copper Kettle Road to Schaad Road. This improvement with the surrounding industrial uses supports the LI classification at this location.
- 2. The proposed LI classification is compatible with the surrounding land uses that includes a more intense HI classification to the west and south. The commercial developments to the north with the GC classification are separated from this property by a significant change in grades and mature vegetation.
- 3. The One Year Plan recommends to locate industrial development on sites in existing industrial areas within one mile of an interstate interchange with access via arterial or major collector streets. The property meets the location criteria as its current use (warehouse) and adjacent uses to the west (trucking company) and south (KUB hub) can be characterized as industrial in nature. The property also has easy access to the nearby I-75/I-640 through the major arterial Western Avenue.

#### AN ERROR IN THE PLAN:

1. There are no apparent errors or omissions in the One Year Plan with regards to the requested LI classification here.

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 improvement of Western Avenue supports the proposed amendment, as mentioned above.

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

1. There are no known public policy changes pertaining to the subject property and its land use designation.

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 studies or plans specific to the industrial land use that apply to this request.

#### ADDITIONAL CONSIDERATIONS:

1. The One Year Plan describes that substantial landscaped buffers are expected between uses of lesser intensity. Grade change and heavy vegetation separates this property from the adjacent commercial uses.

Action: Approved Meeting Date: 1/11/2024

**Details of Action:** 

Summary of Action: Approve the One Year Plan amendment to the LI (Light Industrial) land use classification because it is

compatible with the surrounding development.

Date of Approval: 1/11/2024 Date of Denial: Postponements:

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Date of Withdrawal:	Withdrawn prior to	publication?:	Action Appealed?
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LEGISLATI		

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/6/2024 Date of Legislative Action, Second Reading: 2/20/2024

Ordinance Number: Other Ordinance Number References: O-21-2024

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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