

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 1-D-24-SP Related File Number:
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: No, this is not an extension.
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)
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 Haque

Staff Recomm. (Abbr.):

Approve the LI (Light Industrial) land use classification because it is compatible with the surrounding development.

Staff Recomm. (Full):

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet 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, which supports this amendment.
- 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.
- 2. The property meets the location criteria of the LI classification 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 I-75/I-640 through the major arterial Western Avenue.

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

- 1. Western Avenue has been widened from a 2-lane street to a 5-lane street, as mentioned above. Shoppers Lane and Western Avenue are sufficient for the traffic that would be generated by any general industrial use on the site. The existing building is currently served by public water and sewer provider.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. There are no apparent errors or omissions in the East County Sector Plan with regards to the requested LI classification here.

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

- 1. This is an area that is already developed with commercial, industrial, and office uses. Approval of the LI classification for this site is an extension of the already established industrial development to the southwest.

Comments:

Action:

Approved

Meeting Date: 1/11/2024

Details of Action:

Summary of Action:

Approve 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:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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-20-2024

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: