

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-K-21-SP                      Related File Number:  
Application Filed: 12/7/2020              Date of Revision:  
Applicant: WINTERPAST DEVELOPMENT, LLC

## PROPERTY INFORMATION

**General Location:** Southwest side of E. Weisgarber Rd., northeast of Middlebrook Pk.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 D A 00622                      **Jurisdiction:** City  
**Size of Tract:** 8.42 acres  
**Accessibility:** Access is via East Weisgarber Road, a local street with a pavement width of 29 feet within a right-of-way width of 78 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:**                                              **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LI (Light Industrial)  
**Growth Policy Plan:** N/A  
**Neighborhood Context:** This area is within the business park corridor along Middlebrook Pike, consisting primarily of office and industrial uses.

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

**Street:** 1301 E. Weisgarber Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I-MU (Industrial Mixed-Use)  
**Former Zoning:**  
**Requested Zoning:** O (Office)  
**Previous Requests:** 7-P-86-RZ (included in a larger property rezoning)  
**Extension of Zone:** Yes, O is adjacent to the west.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LI (Light Industrial)  
**Requested Plan Category:** O (Office)

## **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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve O (Office) since it is a minor extension and consistent with adjacent development.

Staff Recomm. (Full):

Comments:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The adjacent parcel to the west was also recently, in August 2020, rezoned to O.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There does not appear to be an error in the plan, however, this request represents a minor extension of an existing O area along Middlebrook Pike.

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

1. There are no new trends in development or public improvements that would warrant a plan amendment. However, this represents a minor extension and is consistent with the adjacent land uses in the area.

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.

Action:

Approved

Meeting Date: 1/14/2021

Details of Action:

Summary of Action:

Approve O (Office) since it is a minor extension and consistent with adjacent development.

Date of Approval:

1/14/2021

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:

2/9/2021

Date of Legislative Action, Second Reading: 2/23/2021

Ordinance Number:

Other Ordinance Number References:

O-25-2021

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**