

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

**ONE YEAR PLAN AMENDMENT**



**File Number:** 1-L-21-RZ                      **Related File Number:** 1-I-21-PA  
**Application Filed:** 11/25/2020              **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:** 8.424 acres  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LI (Light Industrial)  
**Growth Policy Plan:** N/A  
**Neighborhood Context:**

## **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:**  
**History of Zoning:**

## **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 the adjacent development.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY:

1. There are no changes to the area that would warrant a rezoning; however, the proposed zone is in character with the adjacent area and would be an extension of an existing adjacent O zoned area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The O Office Zoning District is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O District may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. This adjacent surrounding uses are primarily office and industrial uses and this is a minor extension of adjacent office zone.

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 O zone is consistent with the accompanying staff recommended plan amendment to the O (Office) land use designations and does not appear to be in conflict with any other adopted plans.

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 the 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-27-2021

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**