

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 11-C-22-RZ      **Related File Number:**  
**Application Filed:** 9/22/2022      **Date of Revision:**  
**Applicant:** WG HOLDINGS TN, LLC

## PROPERTY INFORMATION

**General Location:** S of Western Ave, at the intersection of Tennessee Ave and Richmond Ave  
**Other Parcel Info.:**  
**Tax ID Number:** 94 A J 014.01      **Jurisdiction:** City  
**Size of Tract:** 3.32 acres  
**Accessibility:** Access is via Tennessee Ave, a local street with a pavement width of 18-ft within a 35-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:**  
**Sector Plan:** Central City      **Sector Plan Designation:** LI (Light Industrial), HP (Hillside Protection)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This area is comprised of industrial and commercial properties adjacent to several residential properties.

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

**Street:** 0 TENNESSEE AVE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** OP (Office Park), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:** I-G (General Industrial), HP (Hillside Protection Overlay)  
**Previous Requests:** 3-J-08-RZ from I-3 to O-2  
**Extension of Zone:** Yes  
**History of Zoning:** 3-J-08-RZ: I-3 to O-2

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LI (Light Industrial), 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 consistent with the sector plan and 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. In 2019, Western Avenue, a major arterial street curving around the subject property to the northeast, was substantially expanded to accommodate heavier traffic. This capital project made the surrounding area more conducive to the proposed I-G (General Industrial) zoning district by increasing traffic capacity.

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

1. The I-G district permits uses such as manufacturing, fabricating, processing, wholesale distributing and warehousing facilities that do not require frequent visits from customers or clients. The subject property's location next to other industrial and commercial properties with close access to a major arterial street are consistent with the intent of this zoning district.

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 City will require buffers along the property boundaries that abut a residential zone as part of the permitting process for development, which will provide protection to neighboring residences.

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 Central City sector plan assigned a LI (Light Industrial) land use designation to the subject property, which lists the I-G district as a recommended zone.  
2. The proposed zone is not in conflict with the General Plan, or any other adopted plans.

Action:

Approved

Meeting Date: 11/10/2022

Details of Action:

Summary of Action:

Approve I-G (General Industrial) zoning and HP (Hillside Protection Overlay) because it is consistent with the sector plan and changing conditions in the area.

Date of Approval:

11/10/2022

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: 12/13/2022

Date of Legislative Action, Second Reading: 1/10/2023

Ordinance Number:

Other Ordinance Number References: O-15-2023

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**