

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-E-23-RZ **Related File Number:** 1-B-24-PA
Application Filed: 10/30/2023 **Date of Revision:**
Applicant: SCHAAD COMPANIES, LLC

PROPERTY INFORMATION

General Location: Southeast terminus of Shoppers Ln, south of Western Ave
Other Parcel Info.:
Tax ID Number: 93 F B 009 06 **Jurisdiction:** City
Size of Tract: 4.04 acres
Accessibility: Access is via Shoppers Lane, a local road 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), revised from C-H-1 (Highway Commercial)
Previous Requests:
Extension of Zone: Yes, this will be an extension.
History of Zoning: In 1998, the property was rezoned from C-3 (General Commercial) to C-6 (General Commercial Park). [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 I-G (General Industrial) district because it is compatible with the surrounding development and a minor extension of the district.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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 early to mid 2010, TDOT widened Western Avenue from a 2-lane street to a 5-lane street from Copper Kettle Road to Schaad Road. There have been some developments in the already established area since then. The proposed I-G district is consistent with the surrounding developments and is a minor extension of the district from the west.
2. Western Avenue is proposed to have a higher frequency bus route (every 30 minutes) through KAT Reimagined. Furthermore, the City is implementing a capital improvement project approximately 0.35 mile west of the property to extend the Northwest Connector Greenway along Third Creek Road from Western Avenue southward to Middlebrook Pike. While the proposed I-G district doesn't warrant a pedestrian-oriented environment, these changes will improve the connectivity of the area that could better support the commercial uses north of the properties.

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

1. The I-G district is intended to provide for a range of general industrial uses that do not require frequent visits from customers or clients and may produce limited outside impacts, rendering them incompatible with retail, service, or residential uses.
2. The proposed rezoning is consistent with the district's intent since the property is away from any residential uses and separated from the commercial uses on the north by adequate landscaping and a change in grades. The elevation of the subject property is approximately 40-ft below than the adjacent north properties, which should limit any outside impacts.
3. 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. The recommended I-G district is not anticipated to have an adverse impact on the surrounding properties. General industrial uses are compatible with the surrounding uses to the west and south. The office use to the east is on a property owned by the same owner as the subject parcel. The property is also isolated from the adjacent commercial uses, as mentioned above.

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 proposed rezoning is consistent with the recommended LI land use classification of the One Year Plan and Northwest City Sector Plan.
2. The proposed rezoning is consistent with the General Plan's development policy 1.3 that encourages to facilitate new industrial development and for redevelopment of older industrial facilities.
3. The location of this property and the proposed rezoning is also compatible with the General Plan's

development policy 8.4 which recommends that residential areas are protected from incompatible uses such as any general industrial uses.

Action: Approved

Meeting Date: 1/11/2024

Details of Action:

Summary of Action: Approve the I-G (General Industrial) district because it is compatible with the surrounding development and a minor extension of the district.

Date of Approval: 1/11/2024

Date of Denial:

Postponements: 12/14/2023

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-22-2024

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: