

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**  
**ONE YEAR PLAN AMENDMENT**



**File Number:** 4-G-20-PA                      **Related File Number:** 4-K-20-RZ  
**Application Filed:** 2/28/2020              **Date of Revision:**  
**Applicant:** KNOXVILLE - KNOX COUNTY PLANNING

## **PROPERTY INFORMATION**

**General Location:** West of Ed Shouse Dr., east of I-75 / I-640  
**Other Parcel Info.:**  
**Tax ID Number:** 93 K B 00201                      **Jurisdiction:** City  
**Size of Tract:** 25 acres  
**Accessibility:** Ed Shouse Drive is a major arterial with a 25.5 ft pavement width inside a right-of-way that varies from 253 ft to 285 ft along the length of this parcel. It is a divided highway with two lanes traveling in each direction separated by a grass median with the occasional cut-through.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Agricultural/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** (AGC) Agricultural Conservation  
**Growth Policy Plan:** Within City limits  
**Neighborhood Context:** The area is somewhat isolated from the nearby residential uses since they lie across the interstate to the east and across Western Avenue to the north. KUB's Hoskins Center is across Ed Shouse Way. The property is not currently visible from I-640/I-75 due to the existing vegetation.

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

**Street:** 4295 Middlebrook Farm Way  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** I-MU (Industrial Mixed-Use)  
**Former Zoning:**  
**Requested Zoning:** I-H (Heavy Industrial)  
**Previous Requests:** 11-J-81-RZ  
**Extension of Zone:** Yes, HI (Heavy Industrial) is adjacent to the west / No, I-H (Heavy Industrial) zoning is not adjacent  
**History of Zoning:** Property was rezoned from A-1 (General Agricultural) and F-1 (Floodway) Districts to C-6 (General Commercial Park) District

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:** AGC (Agricultural Conservation)

**Requested Plan Category:** HI (Heavy 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:** Gerald Green

**Staff Recomm. (Abbr.):** Staff recommends approval of the HI (Heavy Industrial) One Year Plan land use designation as an extension of the I-H designation to the west because of changes in the development pattern in this area, with more industrial uses locating in the area and demand for industrial land increasing and because the transportation and utility infrastructure in the area is appropriate for industrial uses.

**Staff Recomm. (Full):**

**Comments:** CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

**AN ERROR IN THE PLAN:**

1. The area is home to several established industrial and commercial properties. The One Year Plan should have taken this into account and realized that additional properties along Ed Shouse Drive would transition to these uses, as they are near the intersection of Ed Shouse Drive with both Middlebrook Pike and Western Avenue, and is in close proximity to an interstate interchange. Also, many of the industrial uses in the area have been there for some time.
2. The property was zoned C-6 under the City’s old zoning ordinance to accommodate the expansion of industrial uses in the area. The zoning is not consistent with the Northwest City sector plan’s AG designation. Amending the sector plan for this property corrects this nonconformity.

**A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:**

1. The area has had a number of industrial and intense commercial uses for the last several decades and these uses continue to expand in the area.
2. The property is bounded by Ed Shouse Drive and industrial properties to the west, commercial properties to the north, and I-40/I-75 to the east. These adjacent land uses create an environment for industrial use of this property.

**A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. No change in public policy directly impacts this plan amendment.

**NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:**

1. No new information has become available to reveal the need for a plan amendment.

**Action:** Approved **Meeting Date:** 4/9/2020

**Details of Action:**

**Summary of Action:** Staff recommends approval of the HI (Heavy Industrial) One Year Plan land use designation as an extension of the I-H designation to the west because of changes in the development pattern in this area, with more industrial uses locating in the area and demand for industrial land increasing and because the transportation and utility infrastructure in the area is appropriate for industrial uses.

**Date of Approval:** 4/9/2020                      **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:** 5/5/2020

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 5/19/2020

**Other Ordinance Number References:** O-84-2020

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**