CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-H-23-PA Related File Number: 4-Q-23-RZ

Application Filed: 2/27/2023 Date of Revision:

Applicant: WINTERPAST DEVELOPMENT, LLC - DENNIS NORVET

Planning KNOXVILLE I KNOX COUNTY

PROPERTY INFORMATION

General Location: Southwest side of East Weisgarber Rd, northwest of Middlebrook Pike

Other Parcel Info.:

Tax ID Number: 106 D A 006.22 Jurisdiction: City

Size of Tract: 8.42 acres

Accessibility: Access is via East Weisgarber Road, a local street with a 31-ft to 50-ft pavement width within a 70-ft to

85-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Northwest County Sector Plan Designation: O (Office)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This area has a mix of land uses including office, commercial, warehousing and industrial. There are

also public institutions such as an army reserve site and a major post office.

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: O (Office)

Former Zoning:

Requested Zoning: I-MU (Industrial Mixed-Use)

Previous Requests:

Extension of Zone: Yes/Yes

History of Zoning: 1-L-21-RZ: I-MU (Industrial Mixed Use) to O (Office) approved

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: LI (Light Industrial)

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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 the One Year Plan amendment to the LI (Light Industrial) land use classification because it is

a minor extension and is consistent with adjacent development.

Staff Recomm. (Full):

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet

any one of these.)

AN ERROR IN THE PLAN:

1. There is not an error in the plan. However, this request represents a minor extension of an existing

LI (Light Industrial) area along Middlebrook Pike.

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. There have been no major changes to the development pattern or public infrastructure in the area.

However, the LI land use classification request is consistent with adjacent land uses on three sides of

the subject property.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has not been a change in public policy pertaining to this request.

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 revealing the need for a plan amendment.

Action: Approved Meeting Date: 4/13/2023

Details of Action:

Summary of Action: Approve the One Year Plan amendment to the LI (Light Industrial) land use classification because it is

a minor extension and is consistent with adjacent development.

Date of Approval: 4/13/2023 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: 5/16/2023 Date of Legislative Action, Second Reading: 5/30/2023

Ordinance Number: Other Ordinance Number References: O-74-2023

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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