

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 4-J-23-SP Related File Number:
Application Filed: 2/27/2023 Date of Revision:
Applicant: WINTERPAST DEVELOPMENT, LLC - DENNIS NORVET

PROPERTY INFORMATION

General Location: Southwest side of E 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 E 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
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)

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 sector plan amendment to the LI (Light Industrial) land use classification because it is a minor extension of this designation, and it is consistent with adjacent development.

Staff Recomm. (Full):

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The subject property is located on a border between LI (Light Industrial) and O (Office) land use classifications. There has been ample industrial and office development over the past twenty years around the subject property.
2. The property was previously classified as LI and is surrounded by light industrial uses on three sides.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new road or additional utilities have been introduced in this area since the adoption of the Northwest County Sector Plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current O designation is not the result of an error in the sector plan. However, the property was previously classified as LI before a plan amendment was approved in 2021 (1-K-21-SP). The key rationale behind the change was that it was a minor extension of an O designated property to the west. The same rationale can be applied to this request because the subject property is adjacent to LI land uses as well.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There are no new trends in development or public improvements that warrant a plan amendment. However, the LI classification represents a minor extension and is consistent with adjacent land uses in the area.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 4/13/2023

Details of Action:

Summary of Action: Approve the sector plan amendment to the LI (Light Industrial) land use classification because it is a minor extension of this designation, and it 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-73-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: