

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



**File Number:** 4-K-20-SP                      **Related File Number:**  
**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:** N/A  
**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  
**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.): Adopt resolution 4-K-20-SP amending the Northwest City Sector Plan to HI (Heavy Industrial) as it is an extension of the I-H designation to the west because of the changes in the development pattern in this area, with more industrial uses locating in the area and demand for industrial land increasing, and since the transportation and utility infrastructure in the area is appropriate for industrial uses.

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. There are no recent changes to conditions that would warrant amending the land use plan.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The area is developed established industrial and commercial properties. The 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.

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

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.

Action: Approved

Meeting Date: 4/9/2020

Details of Action:

Summary of Action: Adopt resolution 4-K-20-SP amending the Northwest City Sector Plan to HI (Heavy Industrial) as it is an extension of the I-H designation to the west because of the changes in the development pattern in this area, with more industrial uses locating in the area and demand for industrial land increasing, and since 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

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

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

O-84-2020

**Disposition of Case, Second Reading:**

Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**