

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-Q-23-RZ **Related File Number:** 4-H-23-PA
Application Filed: 2/27/2023 **Date of Revision:**
Applicant: WINTERPAST DEVELOPMENT, LLC - DENNIS NORVET

PROPERTY INFORMATION

General Location: West side of E Weisgarber Rd, north of Middlebrook Pike
Other Parcel Info.:
Tax ID Number: 106 D A 006.22 **Jurisdiction:** City
Size of Tract: 8.42 acres
Accessibility:

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:

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

Street: 1301 EA 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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
Requested Plan Category:

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 I-MU (Industrial Mixed Use) zoning because it is a minor extension and is compatible with surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, 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. There are no changes to the area that would warrant a rezoning. However, the proposed I-MU (Industrial Mixed Use) zoning district is in character with the surrounding area and would be a minor extension of adjacent I-MU zoning from the southeast.

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

1. The I-MU zoning district is intended to provide for a mix of light industrial uses and a variety of compatible commercial uses.

2. The subject property is located on a border between I-G (General Industrial) and O (Office) zoning. The I-MU district is the least intensive of the industrial districts, so I-MU zoning at this location provides an appropriate transition between industrial and office land use intensities.

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. There are no adverse impacts anticipated with the proposed rezoning. The surrounding properties have primarily office and industrial land uses.

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 I-MU zoning district is consistent with staff recommended plan amendments to the Northwest County Sector Plan and the One Year Plan.

2. The rezoning request is consistent with the General Plans's development policy 11.9 to locate new industrial development primarily in existing industrial parks.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. There are adequate public facilities and infrastructure to accommodate the development potential of the I-MU zoning district.

Action:

Approved

Meeting Date: 4/13/2023

Details of Action:

Summary of Action:

Approve I-MU (Industrial Mixed Use) zoning because it is a minor extension and is compatible with surrounding 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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/30/2023

Other Ordinance Number References: O-75-2023

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: