CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



Application Filed: 5/20/2020 **Date of Revision:**

Applicant: SPRING FARM, LLC



PROPERTY INFORMATION

General Location: Southwest side of E. Weisgarber Rd., northwest side of Middlebrook Pk.

Other Parcel Info.:

Tax ID Number: 106 D A 00622 PART OF Jurisdiction: City

Size of Tract: 6.5 acres

Access is via Member Lane a local street with a pavement width of 40 feet within a right-of-way width of

52 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Northwest County Sector Plan Designation: LI (Light Industrial)

Growth Policy Plan: N/A

Neighborhood Context: This area is within the business park corridor along Middlebrook Pike, consisting primarily of office and

industrial uses.

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: I-MU (Industrial Mixed-Use)

Former Zoning:

Requested Zoning: O (Office)

Previous Requests:

Extension of Zone: Yes, O (Office) is adjacent to the west.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

Requested Plan Category: O (Office)

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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: Liz Albertson

Adopt resolution #7-B-20-SP amending the Northwest County Sector Plan to O (Office) because it is Staff Recomm. (Abbr.):

adjacent to existing O (Office) and consistent with the surrounding development per attached

resolution, Exhibit A.

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 population of the Northwest County sector continues to grow and additional opportunities for office development are needed.

2. O is adjacent to the west and the the Middlebrook Pike corridor consists of a mix of office and light industrial uses.

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. There is no obvious or significant error or omission in the plan for this area.

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

- 1. The population of the Northwest County sector continues to be one of the fastest growing parts of Knox County.
- 2. This area is within the City of Knoxville and the surrounding development consists largely of business and office parks.

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: 7/9/2020

Details of Action:

Adopt resolution #7-B-20-SP amending the Northwest County Sector Plan to O (Office) because it is **Summary of Action:**

adjacent to existing O (Office) and consistent with the surrounding development per attached

resolution, Exhibit A.

7/9/2020 Date of Approval: Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

9/21/2020 01:10 PM Page 2 of 3 Legislative Body: Knoxville City Council

Date of Legislative Action: 8/11/2020 Date of Legislative Action, Second Reading: 8/25/2020

Ordinance Number: Other Ordinance Number References: O-130-2020

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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