CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT

Planning
KNOXVILLE | KNOX COUNTY

File Number:	7-D-20-RZ	**Related File Number:**	7-A-20-PA
Application Filed:	7/20/2020	**Date of Revision:**	
Applicant:	SPRING FARM, LLC		

PROPERTY INFORMATION

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

Other Parcel Info.:

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

Size of Tract: 6.5 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: **Density:**

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

Growth Policy Plan: N/A

Neighborhood Context:

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:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

Requested Plan Category: O (Office)

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

Staff Recomm. (Abbr.):   Approve O (Office) zoning because it is consistent with surrounding development.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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. The Northwest County Sector continues to grow and additional opporunties for office development are warranted.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The proposed amendment to O (Office) zoning is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O District may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.
1. Office zoning is adjacent to the area
2. This is within the office and business park corridor along Middlebrook Pike and additional office zoning should not have any direct or indirect adverse effects.

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 O zone is consistent with the accompanying staff recommended plan amendment to the O (Office) land use designation.

Action: Approved   **Meeting Date:**   7/9/2020

Details of Action:

Summary of Action: Approve O (Office) zoning because it is consistent with surrounding development.

Date of Approval: 7/9/2020   **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: 8/11/2020   **Date of Legislative Action, Second Reading:** 8/25/2020

Ordinance Number: **Other Ordinance Number References:**   O-132-2020

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

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: