

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-B-19-SP Related File Number:
Application Filed: 11/19/2018 Date of Revision:
Applicant: LECONTE HOLDINGS, LLC.

PROPERTY INFORMATION

General Location: Southeast side of Westland Dr., northeast side of I-140
Other Parcel Info.:
Tax ID Number: 144 03201 Jurisdiction: City
Size of Tract: 2.4 acres
Accessibility: Accessed via Westland Dr., a minor arterial with 30-50' of pavement width within a 195' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Land
Surrounding Land Use:
Proposed Use: Storage Facility Density:
Sector Plan: Southwest County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Interstate interchange area with a mixture of civic/institutional, low and medium density residential, office, and commercial developments.

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

Street: 9608 Westland Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: Recent case immediately east of parcel (7-C-18-SP)
Extension of Zone: No
History of Zoning: 10-A-18-SP Request for GC (General Commercial) / 7-C-18-SP immediately east to GC

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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:

Jeff Archer

Staff Recomm. (Abbr.):

ADOPT RESOLUTION # 1-B-19-SP, amending the Southwest County Sector Plan to GC (General Commercial) designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A).

Staff Recomm. (Full):

Knoxville City Council referred this Sector Plan amendment (1-A-18-SP, formerly 10-A-18-SP) back to Knoxville-Knox County Planning. Associated with this application, City Council also referred the One Year Plan (10-A-18-PA) and Rezoning (10-B-18-RZ) amendments back to Knoxville-Knox County Planning to consider less intense uses.

Staff considered Office designation but this would be inconsistent with recent plan amendment to GC, immediately to the east. It is staff's opinion that public policy has recently shifted, as a recent plan amendment (7-C-18-SP) to GC was approved immediately to the east in Knox County. Given the location adjacent to the Westland Drive and I-140 interchange, it is situated in an ideal location for commercial uses.

Comments:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:
INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
No new roads or utilities have been introduced in this area. However, there have been improvements to the interchange in recent years.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
The Southwest County Sector Plan was updated in 2016. At the October 2018, Knoxville-Knox County Planning recommended similar sector plan change, but in Knox County. This change introduced commercial uses into a previously designated low density residential area.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:
A change in policy occurred with the recent amendment to the Southwest County Sector Plan that introduced commercial uses into this area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:
A change in policy occurred with the recent amendment to the Southwest County Sector Plan that introduced commercial uses into this area and will lead to a change in development patterns and traffic.

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:

1. 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.
2. 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: 1/10/2019

Details of Action:

Summary of Action: ADOPT RESOLUTION # 1-B-19-SP, amending the Southwest County Sector Plan to GC (General Commercial) designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A).

Date of Approval: 1/10/2019

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: 2/26/2019

Date of Legislative Action, Second Reading: 3/12/2019

Ordinance Number:

Other Ordinance Number References: O-36-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: