

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-B-22-SP Related File Number: 1-G-22-RZ
Application Filed: 11/19/2021 Date of Revision:
Applicant: MARK RIDENOUR / VETERINARY CENTER DEVELOPMENT GROUP

PROPERTY INFORMATION

General Location: East side of Lake Heritage Way due south of Westland Drive
Other Parcel Info.:
Tax ID Number: 144 O A 003 Jurisdiction: County
Size of Tract: 2.76 acres
Accessibility: Access is via a private right-of-way with a pavement width of 26-ft with access on Westland Drive, a minor arterial with a pavement width of 44-ft within a right-of-way width of 88-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Southwest County Sector Plan Designation: O (Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily a commercial/office node adjacent to the Pellissippi Parkway at Westland Drive with multi-family residential surrounding the node.

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

Street: 0 Lake Heritage Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: 6-S-06-RZ, 4-F-94-RZ
Extension of Zone: Yes, NC and CA are adjacent to the north.
History of Zoning: 4-F-94-RZ: A to PC & PR, 6-M-99-RZ: PR 1-3du/ac to PR 1-5 du/ac, 6-D-06-RZ PR to OB

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
Requested Plan Category: NC (Neighborhood Commercial)

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 the Southwest County Sector Plan Amendment to MU-SD SWCO-2 (Mixed Use Special District, South side of Westland Drive, West of I-140) because it provides for a more cohesive district at this intersection.

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 MU-SD SWCO-2 district was adopted into the Southwest County Sector Plan for this area in September 2018, after the Southwest County Sector Plan was comprehensively updated in 2016.
- 2. The MU-SD expansion at this location provides a more cohesive land use classification for this district at the node with Westland Drive and Pellissippi Parkway.

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

- 1. No new roads or utilities have been introduced into this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. The existing MU-SD SWCO-2 was only applied to an area that had requested a rezoning/plan amendment, however, the district is described as being applicable to the surrounding parcels.
- 2. An extension of this mixed-use land use classification for more of the area around this intersection node is preferable for defining a cohesive district and is described being applicable to the larger area.

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

- 1. The 2018 amendment to the Southwest County Sector Plan established the MU-SD and noted the preferred uses, connectivity improvements that should guide future development in this area.
- 2. The district noted particularly, the importance of maintaining pedestrian and vehicular improvements regarding sidewalk connectivity and open space between adjacent land uses and surrounding parcels.

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: 1/13/2022

Details of Action:

Summary of Action: Approve the Southwest County Sector Plan Amendment to MU-SD SWCO-2 (Mixed Use Special District, South side of Westland Drive, West of I-140) because it provides for a more cohesive district at this intersection.

Date of Approval: 1/13/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/22/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: