

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



**File Number:** 1-E-19-SP **Related File Number:** 1-F-19-RZ  
**Application Filed:** 11/29/2018 **Date of Revision:**  
**Applicant:** CRAIG ALLEN

#### PROPERTY INFORMATION

**General Location:** Southeast side of Westland Drive, southwest of Treymour Way  
**Other Parcel Info.:** Portions of parcels 144 033, 144 035 & 144 03501 are included in this plan amendment and rezoning.  
**Tax ID Number:** 144 PARTS OF 035 AND 035.01 **OTHER:** MAP ON FILE **Jurisdiction:** County  
**Size of Tract:** 0.2 acres  
**Accessibility:** Access is via Westland Dr., a minor arterial street with 30' of pavement width within 50' of right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family residential and rural residential  
**Surrounding Land Use:**  
**Proposed Use:** Vacant **Density:**  
**Sector Plan:** Southwest County **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is located along Westland Dr., east of I-140 and is characterized by low density residential uses with OA, CA, RP-1, PR and A zoning. To the west of I-140 are low and medium density residential uses, as well as office and commercial uses with CA, OB, PC and PR zoning.

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

**Street:** 9524 Westland Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:** 7-E-18-RZ - Adjacent, by applicant  
**Requested Zoning:** CA (General Business) and OB (Office, Medical, and Related Services)  
**Previous Requests:** 7-E-18-RZ: A (Agriculture) to OA (Office Park)  
**Extension of Zone:** Yes  
**History of Zoning:** 7-C-18-SP - Adjacent, by applicant

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

Requested Plan Category: GC (General 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: Jeff Archer

Staff Recomm. (Abbr.): ADOPT RESOLUTION #1-E-19-SP, amending the Southwest County Sector Plan to GC (General Commercial) and recommend that Knox County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A).

Staff Recomm. (Full): The requested GC sector plan designation is recommended as an extension of the adjacent GC designation to the west. This zoning application is needed in order for the applicant to proceed with their Use on Review application for a self-service storage facility.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:  
A change in conditions will occur with the recent amendment (7-C-18-SP) to the Southwest County Sector Plan that introduced GC land use designation on the southeast side of the I-640/Westland Dr. interchange.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:  
No additional streets or utilities improvements have been made in the area since the Southwest County Sector Plan was last updated.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:  
Knox County Commission recently amended the Southwest County Sector Plan in this area, changing the adjacent properties from LDR to O and GC. The 2016 Southwest County Sector Plan did not anticipate this change and its impact on the surrounding properties.

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-E-19-SP, amending the Southwest County Sector Plan to GC (General Commercial) and recommend that Knox County Commission 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:** Knox County Commission

**Date of Legislative Action:** 2/25/2019

**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:**