

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

## SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



**File Number:** 1-F-19-RZ                      **Related File Number:** 1-E-19-SP  
**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 033 OTHER: MAP ON FILE AT MPC                      **Jurisdiction:** County  
**Size of Tract:** 0.7 acres  
**Accessibility:**

### **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:** O (Office)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 9600 Westland Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### **ZONING INFORMATION (where applicable)**

**Current Zoning:** A (Agricultural) and OA (Office Park)  
**Former Zoning:**  
**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:**  
**History of Zoning:**

### **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.):

RECOMMEND that County Commission APPROVE CA (General Business) and OB (Office, Medical, and Related Services) zoning.

Staff Recomm. (Full):

Staff recommends CA and OB zoning, consistent with the proposed amendment (1-E-19-SP) to the Southwest County Sector Plan. This is an extension of the current CA to the west and a change from OA to OB zoning to the north.

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:

The area has substantially changed as a result of a the adoption of recent plan and zoning amendments that introduced office and commercial zoning into this area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

The CA zone is for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed. The OB zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The location has easy access to I-140, making it an ideal location for CA and OB zoning.

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: The area is well served by transportation infrastructure, public water and sewer utilities; resulting in no adverse affects to other parts of the county.

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:

The requested CA and OA zoning districts are not consistent with the sector plan proposal for the property. In order to consider CA or OA zoning, the associated sector plan amendment (1-E-19-SP) would have to be approved.

Action:

Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action:

RECOMMEND that County Commission APPROVE CA (General Business) and OB (Office, Medical, and Related Services) zoning.

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

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**