

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT



**File Number:** 10-A-18-PA **Related File Number:** 10-B-18-RZ  
**Application Filed:** 8/23/2018 **Date of Revision:**  
**Applicant:** LECONTE HOLDINGS

#### PROPERTY INFORMATION

**General Location:** Southeast side Westland Dr., northeast side 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  
**Surrounding Land Use:**  
**Proposed Use:** Self-service storage facility **Density:**  
**Sector Plan:** Southwest County **Sector Plan Designation:** LDR  
**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:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** Recent case immediately east of parcel (7-C-18-SP)

#### 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 City Council Approve GC (General Commercial) designation.

Staff Recomm. (Full): Knoxville City Council referred the One Year Plan amendment (10-A-18-PA) back to the Planning Commission, along with the Sector Plan (1-A-18-SP, formerly 10-A-18-SP) and Rezoning (10-B-18-RZ) amendments.

City Council asked the Planning Commission 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: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these):

## AN ERROR IN THE PLAN:

There are no apparent errors in the plan. The One Year Plan designates the site as LDR and historically the plans have not designated commercial development on the east side of the Westland Drive and I-140 interchange due to community resistance.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

Improvements have been made in recent years to the interchange area.

## A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

Public policy has recently shifted with a recent amendment (October 2018) to the Southwest County Sector Plan that placed a commercial land use designation abutting this property.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

No new information has become available.

Action: Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action: RECOMMEND that City Council Approve GC (General Commercial) designation.

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-37-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: