

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-A-18-SP Related File Number:
Application Filed: 8/30/2018 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 Drive
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:
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 City Council APPROVE GC (General Commercial) designation.

Staff Recomm. (Full):

This site is located at the southeastern side of the Westland Drive and I-140 interchange. For years the plans have never designated commercial in this area because of community resistance. However, public policy has recently shifted a recent plan amendment for GC in this area, the MPC case was 7-C-18-SP that changed this public policy.

Knoxville City Council referred the Sector Plan (1-A-18-SP), One Year Plan (10-A-18-PA) , and Rezoning (10-B-18-RZ) amendments back to MPC to consider less intense 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 to make general commercial development more feasible. However, there have been improvements to the interchange in recent years. Non-residential development has been limited to the western side of the I-140/Westland Dr. interchange, as proposed by the sector plan. A change in the development pattern will occur in this area with the introduction of commercial uses, that was approved with the recent plan amendment of 7-C-18-SP

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Southwest County Sector Plan was updated in 2016. Knox County Commission adopted the updated sector plan on October 24, 2016. Recently, MPC approved a plan change in this area, introducing 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.

Action:

Approved

Meeting Date: 10/11/2018

Details of Action:

Summary of Action:

Adopt Resolution # 10-A-18-SP, amending the Southwest County Sector Plan to GC (General Commercial) and recommend City Council also adopt the sector plan amendment.

Date of Approval:

10/11/2018

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: 11/6/2018

Ordinance Number:

Disposition of Case: Other

If "Other": REMANDED BACK TO MPC

Amendments:

refiled as 1-B-20-SP

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: