

CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT



File Number: 10-B-18-RZ **Related File Number:** 10-A-18-PA
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:

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 change immediately to the 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 C-4 (Highway and Arterial Commercial) with two conditions.

Staff Recomm. (Full): Conditions:
1. Proposed development plan shall be subject to Use on Review approval;
2. Proposed development shall include a landscape plan in accordance with Attachment A, Article 12. Landscape from the Draft City of Knoxville Zoning Ordinance.

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:
This site is located directly adjacent to a property that had a sector plan amendment (7-C-18-SP) to GC and rezoning to CA was approved by Knox County. The recommended conditions will ensure less negative impact to the surrounding area through provisions for Use on Review and specifically requiring landscaping.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
The requested CA zoning is for general retail businesses and services but not for manufacturing or for processing materials.

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 proposed C-4 zoning does not abut any residentially zoned property. Furthermore, the back portion of the parcel, south of the creek is not proposed to be rezone and will remain A-1 (Agriculture). The areas is adequately served by I-140 and Westland Dr. and is served by existing sewer and water.

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:
C-4 zoning is not consistent with the existing sector plan proposal for the property. In order to consider C-4 zoning, the associated sector plan amendment (1-B-19-SP) and one year plan amendment (10-A-18-RZ) would have to be approved. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

State law regarding amendments of the general plan (which include 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: RECOMMEND City Council APPROVE C-4 (Highway and Arterial Commercial) with two conditions.

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-38-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: