CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 5-E-26-RZ **Related File Number:** 5-B-26-PA

Application Filed: 3/3/2026 **Date of Revision:**

Applicant: SHARON E BOYCE & A. JACK WOODALL

PROPERTY INFORMATION

General Location: East of Westland Dr, West of Mourfield Rd

Other Parcel Info.:

Tax ID Number: 144 03501 **Jurisdiction:** County

Size of Tract: 0.47 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Under Construction/Other Uses

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Southwest County **Plan Designation:** CMU (Corridor Mixed-use)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 9598 WESTLAND DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)

Former Zoning:

Requested Zoning: A (Agricultural)

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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: Malynda Wollert

Staff Recomm. (Abbr.): Approve the A (Agricultural) zone because it is a minor extension and is compatible with the property's environmental constraints.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.
1. Development along this section of Westland Drive has predominantly consisted of single-family and townhouse subdivisions since the construction of Pellissippi Parkway in the mid-1990s. An approximately 27-acre senior living facility was constructed to the northwest of the subject property in 2020.
2. In 2018 part of the subject property was included in a rezoning from A (Agricultural) to CA (General Business) and OA (Office Park) and in a use-on-review request for a self-storage facility that was constructed directly to the north in 2024 (7-E-18-RZ, 12-F-18-UR). Two jurisdictional wetlands and streams were identified on the subject property in 2019 during the construction of the self-storage facility (Exhibit B).
3. In 2021 a rezoning from AG (General Agricultural) to O (Office) in the City was denied on a property 30 ft to the southwest, largely due to environmental constraints (7-E-21-RZ).
4. The subject property was subdivided from the abutting parcel to the north in 2025 after the self-storage facility was completed, changing its access to a one-way gravel access strip off of Westland Drive. A plat was recorded in April 2026 that combines the subject property with the 9 acres directly to the south (Exhibit B).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The A zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces. The low population density of the A zone aligns with the environmental constraints on the property.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The agricultural and residential uses permitted in the A zone align with the existing uses of surrounding properties.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.
1. The current CA zoning allows for commercial and higher density residential uses that could negatively impact the wetlands and streams on the property.
2. The proposed A zoning is less intensive than the current CA zone, allows for low density residential and agricultural uses that are sensitive to these environmental constraints, and would be a minor extension of the A zoning on the rest of the parcel.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The A zone is appropriate within the POS (Parks and Open Space) place type plan amendment recommended by staff.
2. The rezoning is compatible with the subject property's location in the Planned Growth Area of the Growth Policy Plan.

Action:	Approved	**Meeting Date:**	5/14/2026
Details of Action:			
Summary of Action:	Approve the A (Agricultural) zone because it is a minor extension and is compatible with the property's environmental constraints.		
Date of Approval:	5/14/2026	**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:	6/15/2026	**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:**	