

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 7-C-15-PA **Related File Number:** 7-G-15-RZ
Application Filed: 5/26/2015 **Date of Revision:**
Applicant: FIRST BAPTIST CHURCH CONCORD AS SUCCESSOR BY MERGER TO WEST

PROPERTY INFORMATION

General Location: North side Westland Dr., east side I-140
Other Parcel Info.:
Tax ID Number: 144 03002 **Jurisdiction:** City
Size of Tract: 26.4 acres
Accessibility: Access is via Westland Dr., a minor arterial street with 30' of pavement width within 60-200' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church and recreation
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Public Institutional
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area on the east side of I-140 is developed solely with low density residential uses under A, RA and PR zoning. On the west side of I-140, fronting on Westland Dr., there are five small properties zoned for non-residential uses. That total acreage of the non-residential zoned area is approximately 25 acres, much of which is open space in the PC zoned area on the north side of Westland Dr. Two of the lots, one zoned CA and one zoned OB, on the south side of Westland Dr., are vacant. The other two CA zoned lots are developed with a Weigel's and offices for Heritage Lake apartments.

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

Street: 9635 Westland Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning: SC-1 (Neighborhood Shopping Center)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: Property was rezoned RP-1 at up to 5 du/ac in 2006 after annexation into the City (12-Q-00-RZ). It was previously zoned PR at up to 5 du/ac in the County.

