# **CASE SUMMARY**

**APPLICATION TYPE: PLAN AMENDMENT** 

#### SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number:	7-C-18-SP
Application Filed:	5/29/2018
Applicant:	CRAIG ALLEN

#### PROPERTY INFORMATION

General Location:	South side Westland Dr., east side I-140	
Other Parcel Info.:		
Tax ID Number:	144 PART OF 033 & 034 OTHER: MAP ON FILE AT MP Jurisdiction: County	
Size of Tract:	4.2 acres	
Accessibility:	Access is via Westland Dr., a minor arterial street with 30' of pavement width within 50' of right-of-way.	

Related File Number:

Date of Revision:

7-E-18-RZ

6/18/2018

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Houses and vacant la	nd	
Surrounding Land Use:			
Proposed Use:	Self-service storage fa	acility	Density:
Sector Plan:	Southwest County	Sector Plan Designation: LDR	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This area along Westland Dr., east of I-140, is developed with low density residential uses and churches, under RP-1, PR and A zoning. To the west of I-140 are low and medium density residential uses, as well as offices and a retail business, zoned CA, OB, PC and PR.		

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

Street:

9600 Westland Dr

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)
Former Zoning:	
Requested Zoning:	CA (General Business) & OA (Office Park)
Previous Requests:	None noted
Extension of Zone:	No
History of Zoning:	None noted

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

## 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:	Michael Brusseau
Staff Recomm. (Abbr.):	DENY the requested GC (General Commercial) and O (Office) sector plan designations.
Staff Recomm. (Full):	There are no changes in conditions that would warrant the requested sector plan change. Commercial zoning at and around the I-140/Westland Dr, intersection should be limited to the west side of the interchange, as proposed by the recently adopted Southwest County Sector Plan.
Comments:	Postponement was necessary at the July 12, 2018 meeting in order for staff to readvertise the requests, since the application was revised from the original. The original request was for CN and OB zoning. The revised request is for CA and OA. CA is a more intense commercial zoning district than CN, so the public notification had to be redone. The plan amendment and rezoning requests have both been readvertised properly and are in order to be heard by MPC on August 9, 2018.
	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. Non-residential development has been limited to the western side of the I- 140/Westland Dr. interchange, as proposed by the sector plan. The only development that is not low density residential on the east side of the interchange is a church and an assisted living facility now being constructed on the north side of Westland Dr.
	AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: The sector plan appropriately designates this site for low density residential uses. The Southwest County Sector Plan was just updated in 2016. Knox County Commission adopted the updated sector plan on October 24, 2016. There are no apparent errors in the plan and nothing has significantly changed in the area since the 2016 sector plan adoption to justify amending the sector plan. The current low density residential plan designation for this site is intentional and appropriate.
	CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS: No change in government policy exists to warrant an amendment to the sector plan for the proposed use. If this request is approved, it may establish a policy that would create justification to allow additional non-residential development in the area.
	TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL: There are no apparent trends in this area that would warrant amending the sector plan for general commercial or office uses at this location.
Action:	Approved Meeting Date: 8/9/2018
Details of Action:	ADOPT RESOLUTION #7-C-18-SP, amending the Southwest County Sector Plan to O (Office) and GC (General Commercial) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)
Summary of Action:	ADOPT RESOLUTION #7-C-18-SP, amending the Southwest County Sector Plan to GC (General Commercial) and O (Office) and recommend that Knox County Commission also adopt the sector plan amendment.

Date of Approval:	
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8/9/2018

Date of Denial:

Date of Withdrawal:

Withdrawn prior to publication?: 
Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action:	9/24/2018	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: