

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 8-F-25-DP
Application Filed: 6/23/2025
Applicant: ZAHEER AHMED

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South of Westland Dr, west side of Pellissippi Pkwy, east of Heritage Lake Blvd
Other Parcel Info.:
Tax ID Number: 144 O A 003 **Jurisdiction:** County
Size of Tract: 2.76 acres
Accessibility: Access is via a joint permanent easement with a 25-ft pavement width within a 40-ft wide right-of-way off of Westland Drive

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Medical offices **Density:**
Planning Sector: Southwest County **Plan Designation:** CMU (Corridor Mixed-use)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of multifamily residential developments, service and retail commercial uses, and office uses. A children's medical complex is to the north directly across Westland Drive.

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

Street: 9708 WESTLAND DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: N/A
History of Zoning: In August 1994, this property was part of larger request to rezone from A (Agricultural) to PC (Planned Commercial) and PR (Planned Residential) up to 3 du/ac; PC zoning was denied, but PR was approved (4-F-94-RZ). In September 1999, this property was part of a larger rezoning from PR (Planned Residential) up to 3 du/ac to PR (Planned Residential) up to 5 du/ac. In October 2011, this property was rezoned from PR (Planned Residential) to OB (Office, Medical, and Related Services) (6-S-06-RZ). In February 2022, this property was rezoned from OB (Office, Medical, and Related Services) to PC (Planned Commercial) (1-G-22-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: N/A (Within County Limits)

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: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for an 8,292 sq ft medical office building, subject to 3 conditions.

Staff Recomm. (Full):

- 1) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 3) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PC district and the criteria for approval of a development plan.

Comments: This proposal is to create an approximately 8,546 sq ft medical office building on Westland Drive west of Pellissippi Parkway. The surrounding area includes veterinary offices, a gas station, a fire department, and multi-family residential dwellings. The southern perimeter of the property, adjacent to the multi-family dwelling units, consists of an existing 50-ft wide vegetated stream buffer. The total site is 2.76 acres, and the total disturbed area is 1.3 acres.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PC (Planned Commercial):

A. The PC (Planned Commercial) zone is not intended to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers. With the stated conditions, the medical office is consistent with the PC zone.

B. The PC zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. A landscaping plan has been provided, which includes plantings around the building front and side elevations, including the entrance. The plan also preserves the vegetation on the rear portion of the property adjacent to the residential development.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property is classified as the CMU (Corridor Mixed Use) place type. The primary uses listed under this place type are commercial and office. This proposal is consistent with these uses. This proposal does not contain a walkable, mixed use development. The misalignment between the current zoning ordinance and the Comprehensive Plan will be resolved once the Unified Development Ordinance takes effect, thereby replacing the current zoning ordinance.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Policy 3: Encourage infill and development of underutilized land. This property is a part of the Heritage Lake Office Park subdivision, which was approved in 1990 (9-SD-90-C) and has continued to

be built out, though this parcel has remained only partially developed. This building is on the same lot as the vet office next door.

B. Policy 9.3: Focus growth in areas already served by adequate infrastructure. This property accesses the Westland Drive interchange with Pellissippi Parkway and is part of the Heritage Lake Office Park, which is served by sewer and water.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

Action: Approved with Conditions **Meeting Date:** 8/14/2025

Details of Action:

Summary of Action: Approve the development plan for an 8,292 sq ft medical office building, subject to 3 conditions.

Date of Approval: 8/14/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**