



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 7-E-18-RZ

AGENDA ITEM #: 36

7-C-18-SP (REVISED)

AGENDA DATE: 7/12/2018

▶ **APPLICANT:** CRAIG ALLEN

OWNER(S): Craig Allen

TAX ID NUMBER: 144 PART OF 033 & 034 MAP ON FILE AT MPC [View map on KGIS](#)

JURISDICTION: Commission District 5

STREET ADDRESS: 9600 Westland Dr

▶ **LOCATION:** South side Westland Dr., east side I-140

▶ **TRACT INFORMATION:** 4.2 acres.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Westland Dr., a minor arterial street with 30' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) & O (Office) / CA (General Business) & OA (Office Park)

▶ **EXISTING LAND USE:** Houses and vacant land

▶ **PROPOSED USE:** Self-service storage facility

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Westland Dr., churches / RP-1 (Planned Residential) and A (Agricultural)

South: Vacant land / A (Agricultural)

East: Residences / A (Agricultural)

West: Vacant land / A-1 (General Agricultural)

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.

STAFF RECOMMENDATION:

▶ **POSTPONE to the August 9, 2018 MPC meeting, at the request of the applicant.**

▶ **POSTPONE to the August 9, 2018 MPC meeting, at the request of the applicant.**

Postponement is necessary 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 needs to be redone.

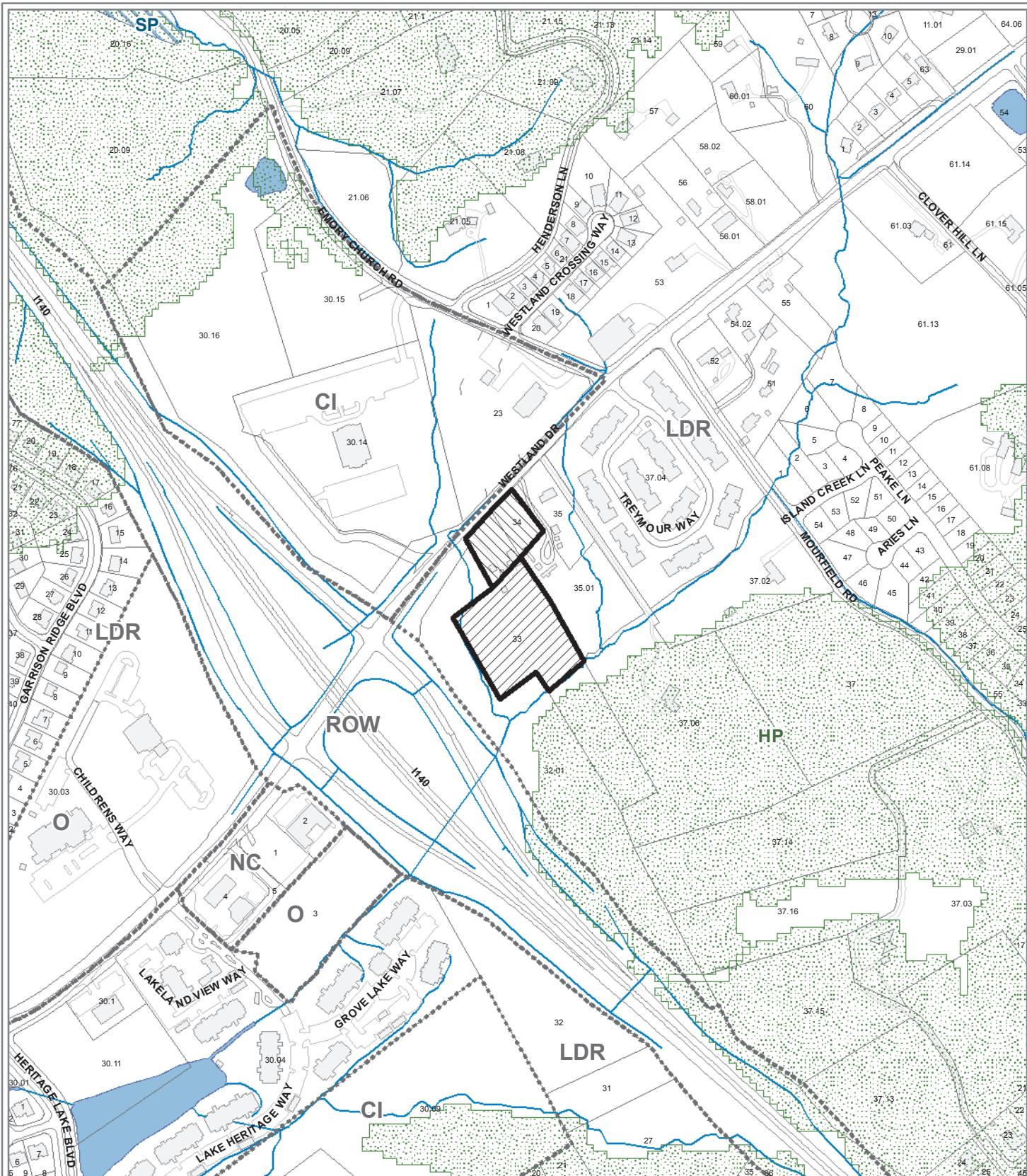
COMMENTS:

On June 18, 2018, the applicant submitted a written request to postpone the MPC hearing to August 9, 2018.

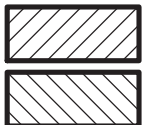
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/27/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**7-C-18-SP / 7-E-18-RZ
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**



From: LDR (Low Density Residential)
To: GC (General Commercial)

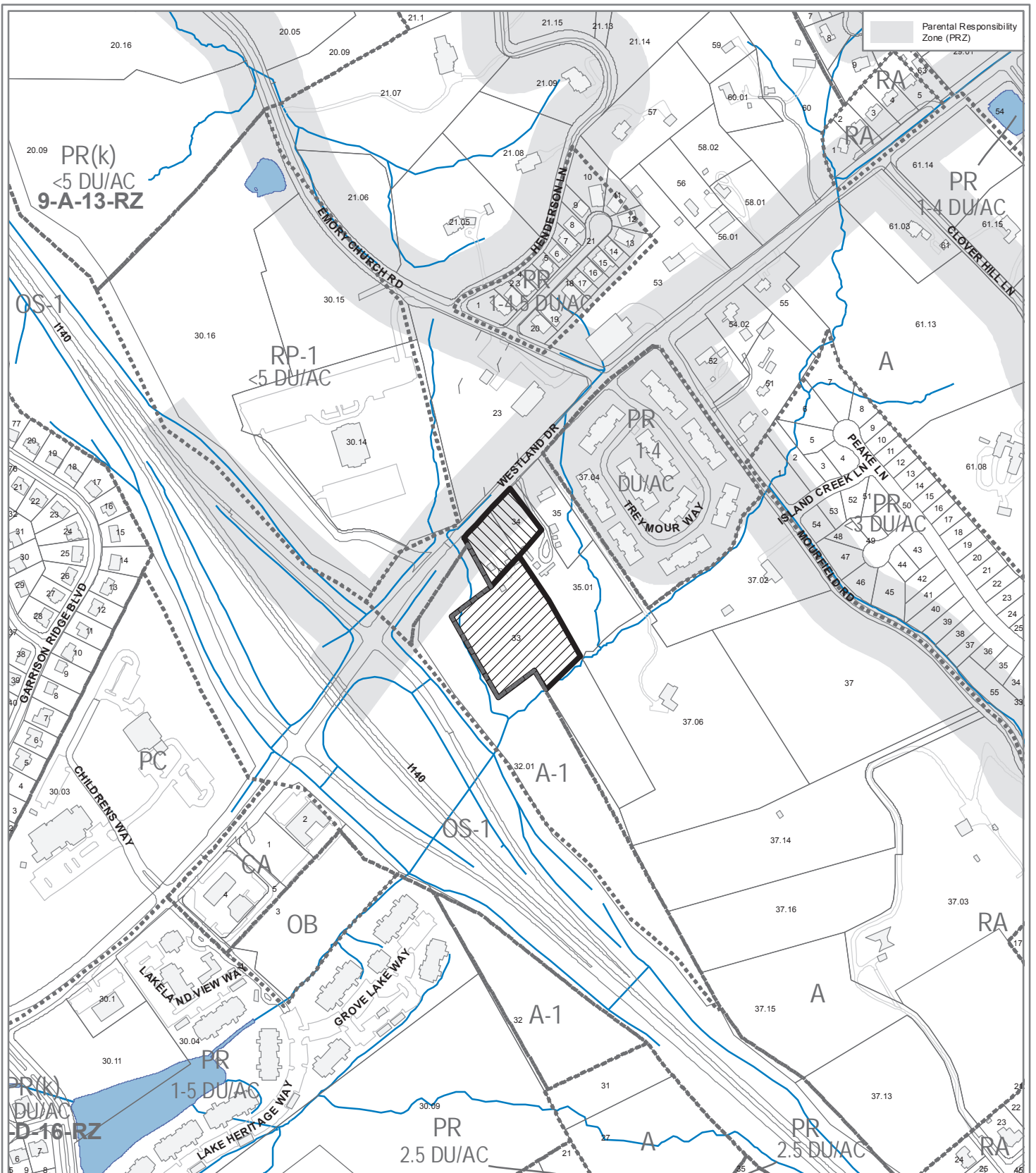
From: LDR (Low Density Residential)
To: O (Office)

Original Print Date: 6/21/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

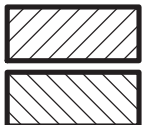
Petitioner: Allen, Craig

Map No: 144
Jurisdiction: County





**7-E-18-RZ
REZONING**



From: A (Agricultural)
To: CA (General Business)

From: A (Agricultural)
To: OA (Office Park)

Original Print Date: 6/21/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Allen, Craig

Map No: 144
Jurisdiction: County



Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

REZONING AND PLAN AMENDMENT

REVISED
6/18/18

Date Filed: 5/29/2018

Name of Applicant: CRAIG ALLEN

Meeting Date: 7/12/2018

Application Accepted By: Mike Reynolds

Rezoning File Number: 7-E-18-RZ

Plan Amendment File Number: 7-C-18-SP

PROPERTY INFORMATION

Street Address:

9600 Westland Dr

General Location:

South side Westland Dr., east side I-140

Tract Size: 4.2 acres

Parcel ID: 144 PART OF 033 & 034 MAP ON FILE AT MPC

Existing Land Use:

Houses and vacant land

Planning Sector: Southwest County

Growth Plan: Planned Growth Area

Census Tract(s): 57.11

Traffic Zone(s): 232

Jurisdiction: County Commission District 5

PROPERTY OWNER/OPTION HOLDER

Craig Allen

P.O. Box 10286

Knoxville, TN 37939-0286

Telephone: 865-388-0206

Fax:

Email: reinvest82@aol.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

David Harbin

4334 Papermill Dr

Knoxville, TN 37909

Telephone: 865-588-6472

Fax: 865-588-6473

Email: harbin@bhn-p.com

APPROVAL REQUESTED

Rezoning

FROM:

A (Agricultural)

TO:

CA (General Business) & OA (Office Park)

Plan Amendment

Type: Southwest County Sector Plan Amendment

FROM:

LDR (Low Density Residential)

TO:

GC (General Commercial) & O (Office)

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature:

David Harbin

4334 Papermill Dr

Knoxville, TN 37909

Telephone: 865-588-6472

Fax: 865-588-6473

Email: harbin@bhn-p.com

PROPOSED USE OF PROPERTY

Self-service storage facility

Density Proposed:

Previous Rezoning Requests:

None noted

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

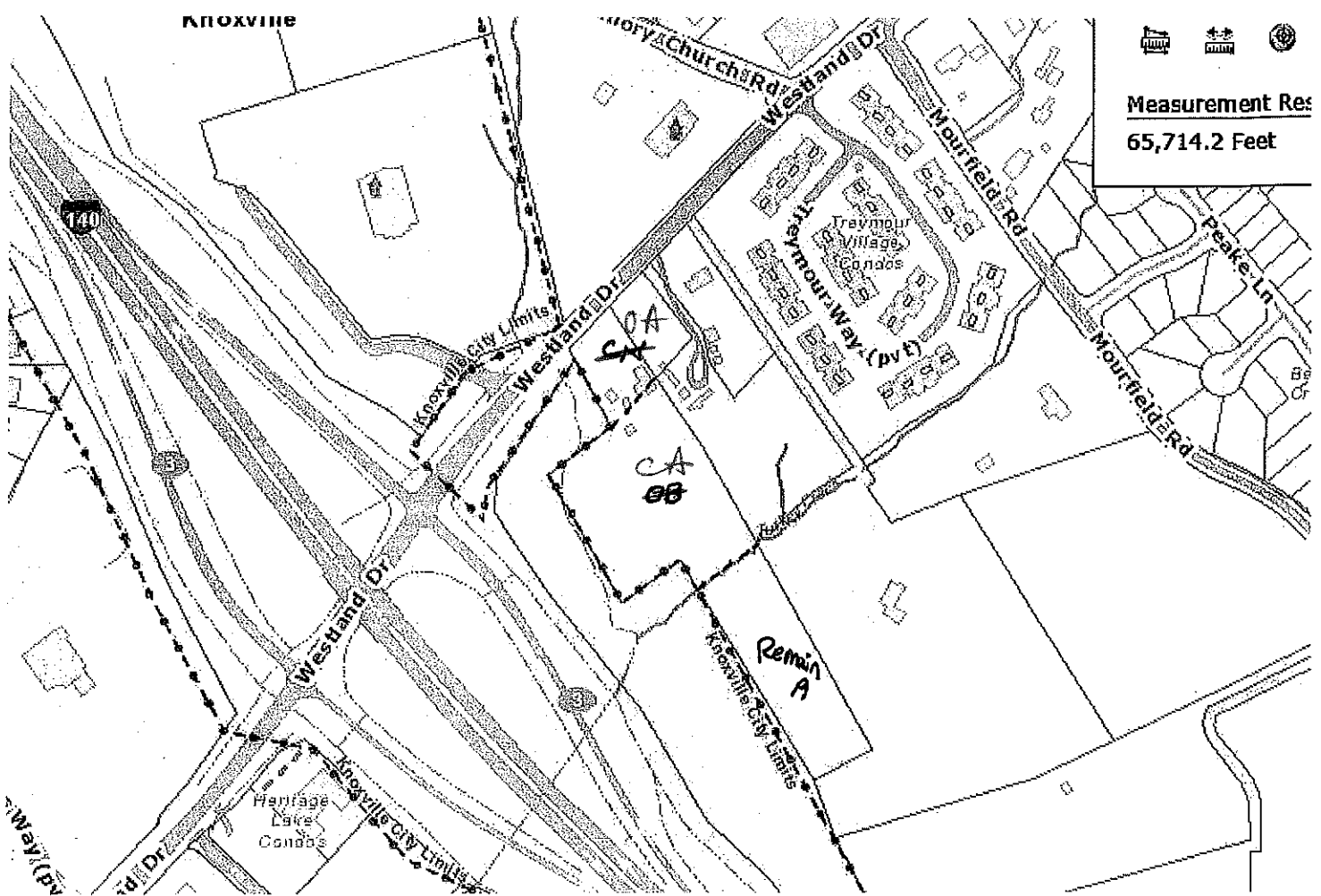
(Please sign in black ink)

Craig Allen

option holder



Measurement Res
65,714.2 Feet



REZONING PLAN AMENDMENT

Name of Applicant: Craig Allen Date Filed: 5/29/18 Meeting Date: 7/12/18 Application Accepted by: Mike Reynolds Fee Amount: \$1,000.00 File Number: Rezoning 7-E-18-RZ Fee Amount: \$600.00 File Number: Plan Amendment 7-C-18-SP

PROPERTY INFORMATION

Address: 9532 1/2 9600 Westland Drive General Location: SE side Westland Drive NE of I-140 Parcel ID Number(s): 144 Parcels 33 1/2 34 Tract Size: 4.2 Existing Land Use: RR 1 SFR Planning Sector: Southwest County Growth Policy Plan: Planned Growth Census Tract: 57.11 Traffic Zone: 232 Jurisdiction: City Council 5th District

PROPERTY OWNER OPTION HOLDER

Name: Craig Allen Company: Address: P.O. Box 10286 City: Knoxville State: TN Zip: 37939-0286 Telephone: 388-0206 E-mail: reinvest82@aol.com

APPLICATION CORRESPONDENCE

Name: David Harbin Company: Batson Himes Nurwell & Poe Address: 4334 Papermill Dr. City: Knoxville State: TN Zip: 37909 Telephone: 588-6472 Fax: 588-6473 E-mail: harbin@bhn-p.com

Requested Change REZONING

FROM: Agriculture TO: CN 1/2 OB

PLAN AMENDMENT

FROM: LDR TO: NC 1/2 O

PROPOSED USE OF PROPERTY

self service storage facility

Density Proposed N/A Units/Acre Previous Rezoning Requests: none known

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form. Signature: David Harbin Name: David Harbin Company: Batson Himes Nurwell & Poe Address: 4334 Papermill Rd. City: Knoxville State: TN Zip: 37909 Telephone: 588-6472 E-mail: 588-6473

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
Craig Allen	P.O. Box	10286	TN	37939-0286		✓
Kay M. Hinderliter	310 Morewood Pkwy				✓	
	Rocky River OH					
Jana S. Howard	3100 Birchwood Road				✓	
	Knoxville TN					

Knoxville



Measurement Res
65,714.2 Feet

