



# PLAN AMENDMENT/ REZONING REPORT

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▶ **FILE #:** 1-F-19-RZ **AGENDA ITEM #:** 27  
1-E-19-SP **AGENDA DATE:** 1/10/2019

▶ **APPLICANT:** CRAIG ALLEN  
OWNER(S): Craig Allen

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TAX ID NUMBER: 144 PARTS OF 035 AND 035.01 MAP ON FILE [View map on KGIS](#)  
AT KNOXVILLE-KNOX COUNTY PLANNING

JURISDICTION: Commission District 5

STREET ADDRESS: 9524 Westland Dr

▶ **LOCATION:** Southeast side of Westland Drive, southwest of Treymour Way

▶ **TRACT INFORMATION:** 0.2 acres. Portions of parcels 144 033, 144 035 & 144 03501 are included in this plan amendment and rezoning.

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

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

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / CA (General Business) and OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Single family residential and rural residential

▶ **PROPOSED USE:** Vacant

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: 7-C-18-SP - Adjacent, by applicant

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Church and Single Family Residential / CI (Civic Institutional and LDR (Low Density Residential)

South: Single Family Residential / LDR (Low Density Residential)

East: Single Family Residential / LDR (Low Density Residential)

West: Vacant land / LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is located along Westland Dr., east of I-140 and is characterized by low density residential uses with OA, CA, RP-1, PR and A zoning. To the west of I-140 are low and medium density residential uses, as well as office and commercial uses with CA, OB, PC and PR zoning.

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**STAFF RECOMMENDATION:**

- ▶ **ADOPT RESOLUTION #1-E-19-SP, amending the Southwest County Sector Plan to GC (General Commercial) and recommend that Knox County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A).**

The requested GC sector plan designation is recommended as an extension of the adjacent GC designation to the west. This zoning application is needed in order for the applicant to proceed with their Use on Review application for a self-service storage facility.

- ▶ **RECOMMEND that County Commission APPROVE CA (General Business) and OB (Office, Medical, and Related Services) zoning.**

Staff recommends CA and OB zoning, consistent with the proposed amendment (1-E-19-SP) to the Southwest County Sector Plan. This is an extension of the current CA to the west and a change from OA to OB zoning to the north.

**COMMENTS:**

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

A change in conditions will occur with the recent amendment (7-C-18-SP) to the Southwest County Sector Plan that introduced GC land use designation on the southeast side of the I-640/Westland Dr. interchange.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No additional streets or utilities improvements have been made in the area since the Southwest County Sector Plan was last updated.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

Knox County Commission recently amended the Southwest County Sector Plan in this area, changing the adjacent properties from LDR to O and GC. The 2016 Southwest County Sector Plan did not anticipate this change and its impact on the surrounding properties.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

A change in policy occurred with the recent amendment to the Southwest County Sector Plan that introduced commercial uses into this area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

A change in policy occurred with the recent amendment to the Southwest County Sector Plan that introduced commercial uses into this area and will lead to a change in development patterns and traffic.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

The area has substantially changed as a result of the adoption of recent plan and zoning amendments that

introduced office and commercial zoning into this area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

The CA zone is for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed. The OB zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The location has easy access to I-140, making it an ideal location for CA and OB zoning.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

The area is well served by transportation infrastructure, public water and sewer utilities; resulting in no adverse affects to other parts of the county.

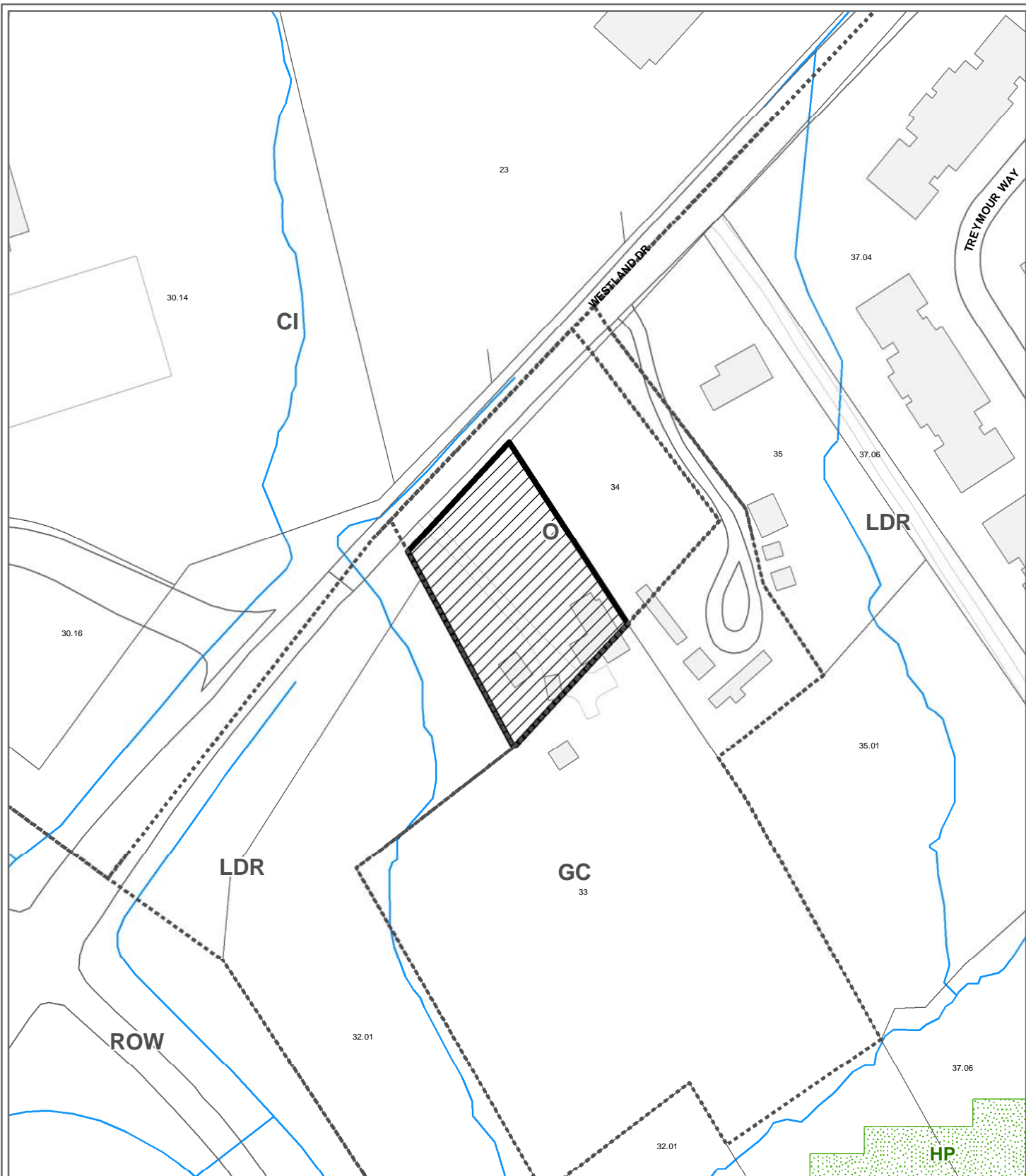
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

The requested CA and OA zoning districts are not consistent with the sector plan proposal for the property. In order to consider CA or OA zoning, the associated sector plan amendment (1-E-19-SP) would have to be approved.

ESTIMATED TRAFFIC IMPACT: Not required.

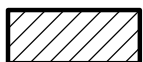
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/25/2019 and 3/25/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



**1-E-19-SP / 1-F-19-RZ  
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Craig Allen



From: LDR (Low Density Residential)

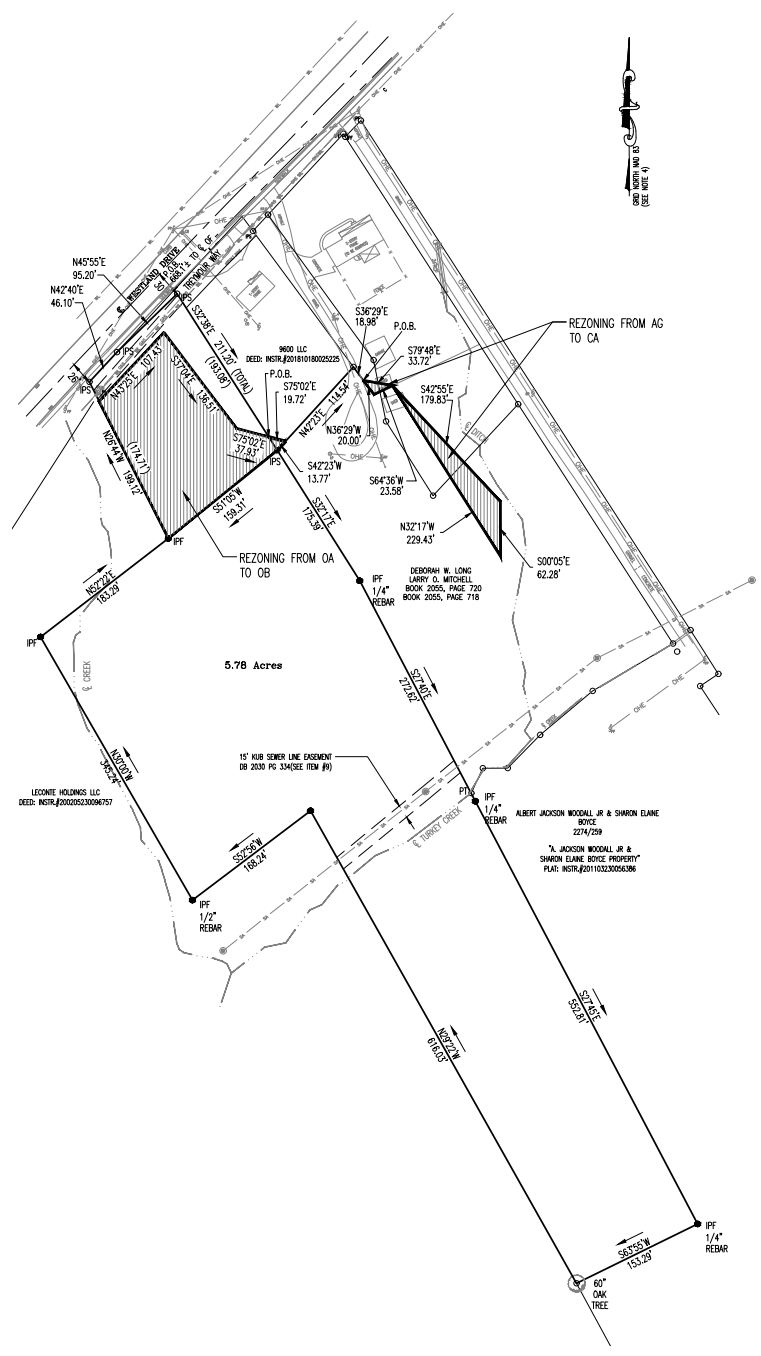
To: GC (General Commercial)

Map No: 144

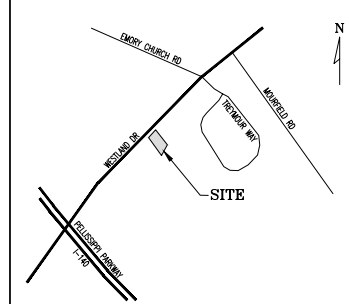
Jurisdiction: County



Original Print Date: 12/12/2018      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

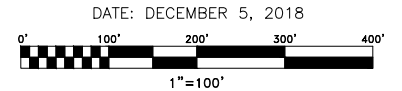


| LEGEND |                        |
|--------|------------------------|
| ○      | IRON PIN SET (1/2")    |
| ●      | IRON PIN FOUND         |
| ⊕      | LIGHT POLE             |
| ⊙      | JUNCTION BOX           |
| ⊖      | POWER POLE             |
| ⊕      | WATER VALVE            |
| H      | GAS VALVE              |
| —      | OHE OVERHEAD ELECTRIC  |
| —      | WL WATER LINE          |
| —      | SA SANITARY SENER LINE |
| —      | FO FIBER OPTIC LINE    |
| —      | GAS GAS LINE           |
| —      | CENTERLINE ROAD        |



LOCATION MAP

EXHIBIT FOR  
 REZONING  
**SECURITY CENTER STORAGE -  
 WESTLAND DRIVE**  
 TAX MAP 144 PARCELS 33,34,35, & 35.01  
 DISTRICT 6, KNOX COUNTY, TENNESSEE



**BATSON, HIMES, NORVELL & POE**  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 4334 PAPERMILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE (865) 588-6472  
 FAX (865) 588-6473  
 email@bhn-p.com

25124-RZ-1

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE SOUTHWEST COUNTY SECTOR PLAN**

*WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

*WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Southwest County Sector Plan, consistent with the requirements of the General Plan; and*

*WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

*WHEREAS, the Planning Commission has submitted an application to amend the Sector Plan from Agriculture to General Commercial, for property described in the application; and*

*WHEREAS, the Knoxville-Knox County Planning staff recommends approval of a revised amendment to the Southwest County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

*WHEREAS, the Planning Commission, at its regularly scheduled public hearing on January 10, 2019, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

**NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:**

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the Central City Sector Plan, with its accompanying staff report and map, file #1-E-19-SP.*

*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that County Commission likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



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

**REZONING**       **PLAN AMENDMENT**

Name of Applicant: Craig Allen

Date Filed: 11/26/18

Meeting Date: 11/10/19

Application Accepted by: Mike Reynolds

Fee Amount: \$1000<sup>00</sup>

File Number: Rezoning 1-F-19-RZ

Fee Amount: \$600<sup>00</sup>

File Number: Plan Amendment 1-E-19-SP



**PROPERTY INFORMATION**

Address: Westland Drive  
General Location: SE Westland Drive, S/W of Tregmour Way

Parcel ID Number(s): 144 - Part of Parcels 33, 34, 35 & 35.01

Tract Size: 26,258 SF

Existing Land Use: Vacant

Planning Sector: Southwest County

Growth Policy Plan: Planned Growth

Census Tract: 57.11

Traffic Zone: 232

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 5 District

**Requested Change**

**REZONING**

FROM: Agriculture OA

TO: CA & OB

**PLAN AMENDMENT**

One Year Plan     SW County Sector Plan

FROM: LDR

TO: GC

**PROPOSED USE OF PROPERTY**

Vacant

Density Proposed N/A Units/Acre

Previous Rezoning Requests: None Known

**PROPERTY OWNER**     **OPTION HOLDER**

PLEASE PRINT

Name: Craig Allen

Company: \_\_\_\_\_

Address: P.O. Box 10286

City: Knoxville State: TN Zip: 37939-0286

Telephone: 388-0206

Fax: \_\_\_\_\_

E-mail: reinvest82@gmail.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: David Harbin

Company: Batson Hines Norvell & Po

Address: 4334 Papermill Drive

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**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

PLEASE PRINT

Name: David Harbin

Company: Batson Hines Norvell & Po

Address: 4334 Papermill Dr.

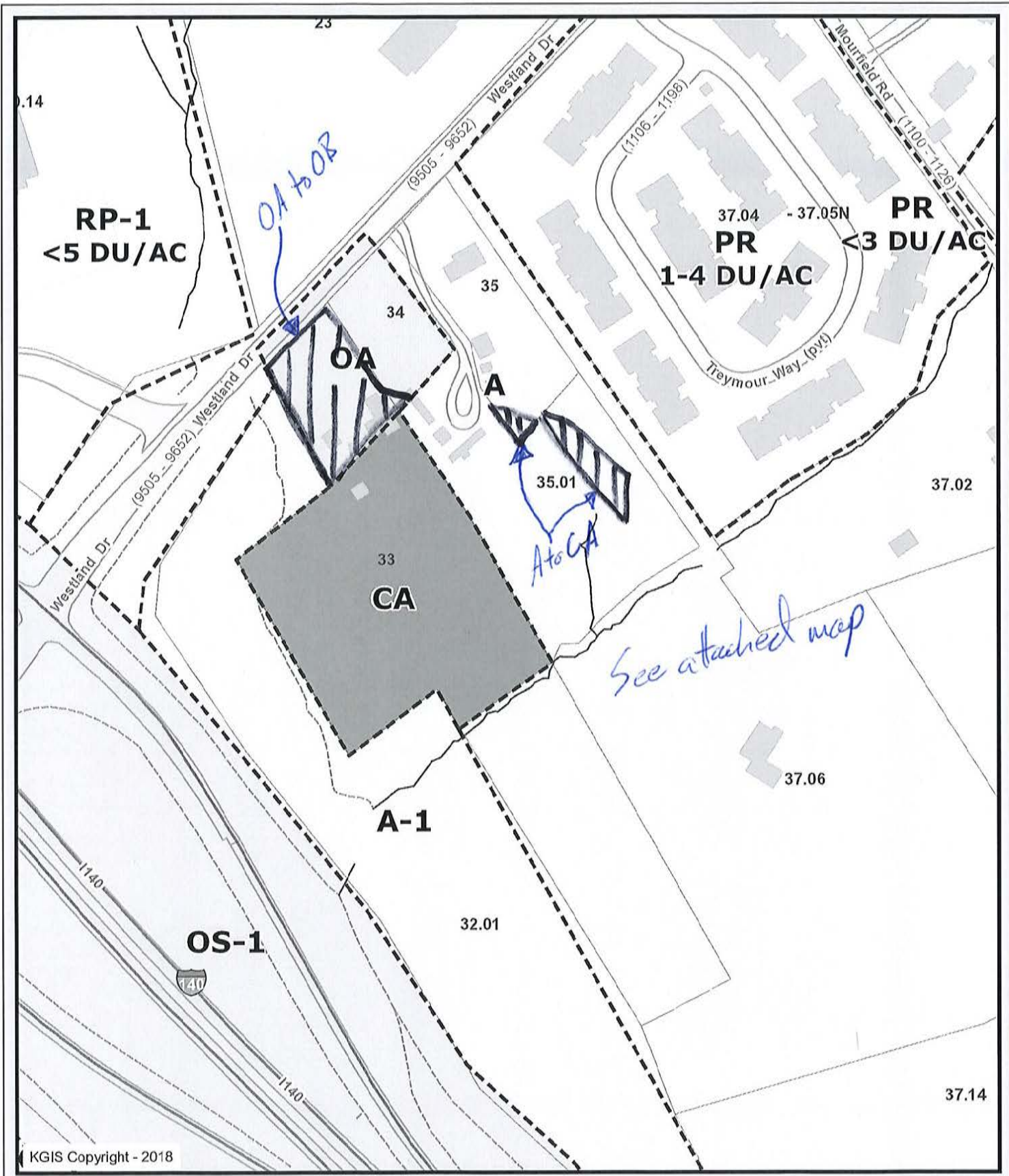
City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

E-mail: 588-6473







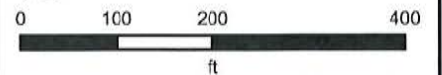
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### Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System

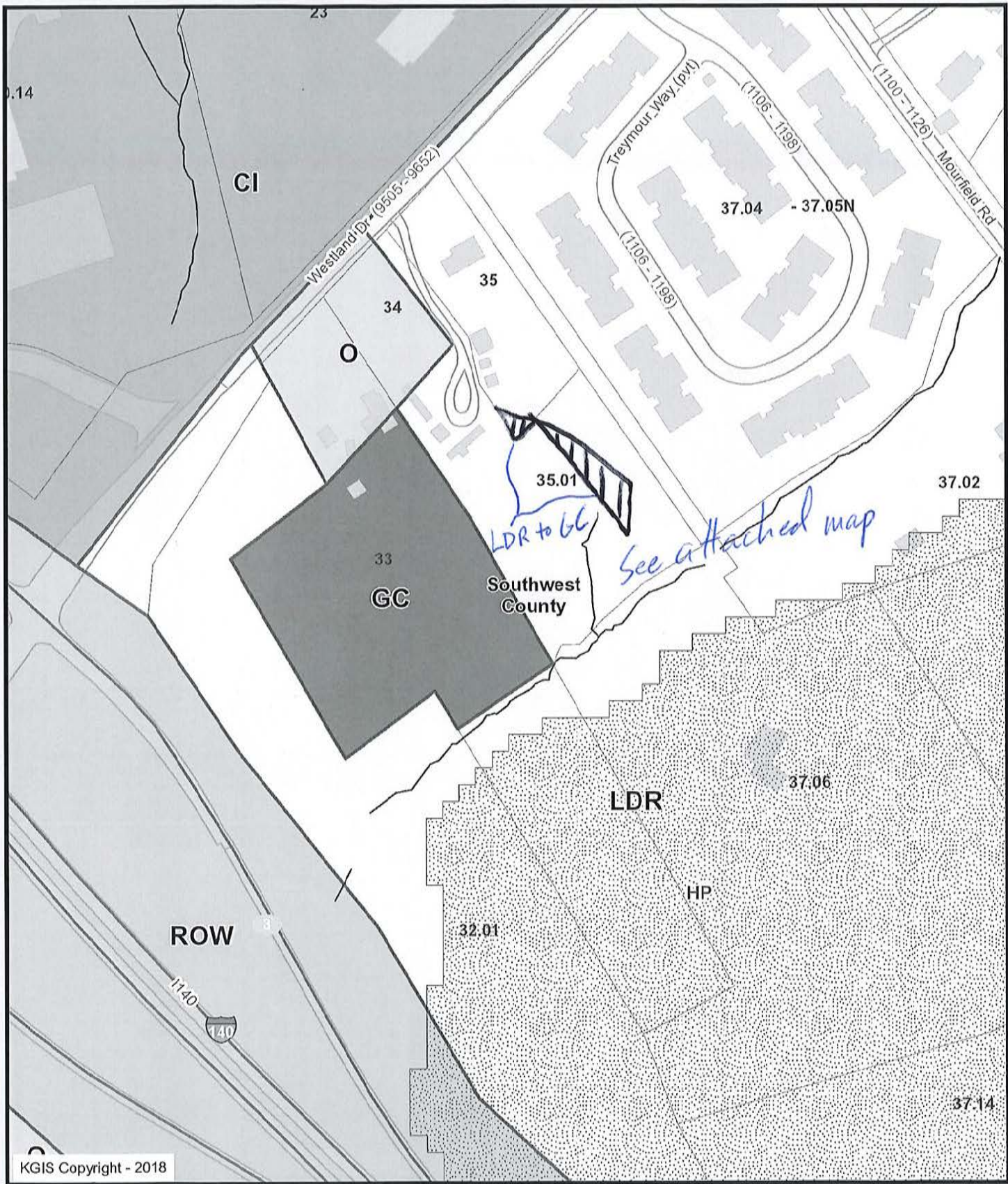


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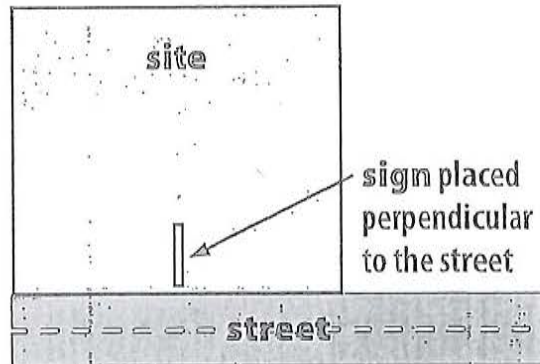
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

December 26, 2018 and January 11, 2019  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Kathy Patterson

Printed Name: KATHY PATTERSON

Phone: 805-588-6472 Email: kpatterson@bhn-p.com

Date: 11/26

MPC File Number: 1-F-19-RZ 1-E-19-SP