



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 5-E-26-RZ **AGENDA ITEM #:** 30  
 5-B-26-PA (REVISED) **AGENDA DATE:** 5/14/2026

▶ **APPLICANT:** SHARON E BOYCE & A. JACK WOODALL  
 OWNER(S): Sharon E Boyce

TAX ID NUMBER: 144 03706 (PARTIAL) [View map on KGIS](#)

JURISDICTION: Commission District 5

STREET ADDRESS: 9520 WESTLAND DR

▶ **LOCATION:** Southeast side of Westland Dr, west of Mourfield Rd, east of Pellissippi Pkwy

▶ **TRACT INFORMATION:** 0.47 acres.

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via an access easement with 10 ft of pavement width from Westland Drive, a minor arterial with 37 ft of pavement width within a 47-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Sinking Creek

▶ **CURRENT PLAN AND ZONING DESIGNATION:** CMU (Corridor Mixed-use) / CA (General Business)

▶ **REQUESTED PLAN AND ZONING DESIGNATION:** POS (Parks and Open Space) / A (Agricultural)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant land

▶ **EXTENSION OF PLAN AND ZONING DESIGNATION:** It is an extension of the zoning, but it is not an extension of the plan designation.

**HISTORY OF REQUESTS:** In 2018 part of the property was rezoned from A (Agricultural) to CA (General Business) (7-E-18-RZ).

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Commercial, single family residential - CMU (Corridor Mixed-Use) in the County - CA (General Business), A (Agricultural) in the County

**ZONING** South: Agriculture/forestry/vacant land - SR (Suburban Residential), HP (Hillside Ridgetop Protection) in the County - A (Agricultural) in the County

East: Multifamily residential - SMR (Suburban Mixed Residential) in the County - PR (Planned Residential) up to 4 du/ac in the County

West: Agriculture/forestry/vacant land - GC (General Commercial) in the City - C-H-1 (Highway Commercial) in the City

NEIGHBORHOOD CONTEXT: The subject property lies behind a commercial development directly to the west of the Westland Drive and Pellissippi Parkway interchange and is directly to the west of a small townhouse subdivision. This section of Westland Drive primarily features residential and civic uses. There are forested slopes to the south, west, and east of the subject property.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the POS (Parks and Open Space) place type because it will protect a sensitive natural area.**
  
- ▶ **Approve the A (Agricultural) zone because it is a minor extension and is compatible with the property's environmental constraints.**

**COMMENTS:**

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

**OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

1. When the Comprehensive Plan was adopted, a portion of the subject property was part of the abutting parcel to the north that has frontage on Westland Drive, which aligns with the CMU (Corridor Mixed-Use) place type. This portion was subdivided into its own lot in 2025, and it was combined with the 9-acre property directly to the south in April 2026, changing its access (Exhibit B).
2. The subject property is now part of a 13-acre lot with a single family house whose sole access is a long, 25-foot wide access strip with a gravel driveway. The CMU place type is misaligned with this substandard access.
3. A jurisdictional waters report was completed in 2019 that identified jurisdictional wetlands and streams on the subject property, and this information was not considered when the CMU place type was assigned (Exhibit B). Updating the land use classification to POS (Parks and Open Space) would better align with this sensitive natural area.

**IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:**

**CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):**

1. As previously mentioned, the subject property's sole access became a one-way gravel access strip off of Westland Drive when it was subdivided in 2025 and 2026 and added to a property containing a residence. This access and land use does not support the current CMU place type.

**INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:**

1. No improvements are anticipated to this section of Westland Drive. The property's access is substandard, which does not align with the current CMU place type.

**NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:**

1. The 2019 jurisdictional waters report identified wetlands and streams that were not considered when the CMU place type was assigned.

**THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:**

1. The plan amendment is not in conflict with any policies of the Comprehensive Plan, and it would align with the intent of the POS place type to permanently protect natural areas.
2. The proposed plan amendment aligns with the Comprehensive Plan's Implementation Policy 7, to encourage development practices that conserve and connect natural features and habitat.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING

CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Development along this section of Westland Drive has predominantly consisted of single-family and townhouse subdivisions since the construction of Pellissippi Parkway in the mid-1990s. An approximately 27-acre senior living facility was constructed to the northwest of the subject property in 2020.
2. In 2018 part of the subject property was included in a rezoning from A (Agricultural) to CA (General Business) and OA (Office Park) and in a use-on-review request for a self-storage facility that was constructed directly to the north in 2024 (7-E-18-RZ, 12-F-18-UR). Two jurisdictional wetlands and streams were identified on the subject property in 2019 during the construction of the self-storage facility (Exhibit B).
3. In 2021 a rezoning from AG (General Agricultural) to O (Office) in the City was denied on a property 30 ft to the southwest, largely due to environmental constraints (7-E-21-RZ).
4. The subject property was subdivided from the abutting parcel to the north in 2025 after the self-storage facility was completed, changing its access to a one-way gravel access strip off of Westland Drive. A plat was recorded in April 2026 that combines the subject property with the 9 acres directly to the south (Exhibit B).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The A zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces. The low population density of the A zone aligns with the environmental constraints on the property.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The agricultural and residential uses permitted in the A zone align with the existing uses of surrounding properties.

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

1. The current CA zoning allows for commercial and higher density residential uses that could negatively impact the wetlands and streams on the property.
2. The proposed A zoning is less intensive than the current CA zone, allows for low density residential and agricultural uses that are sensitive to these environmental constraints, and would be a minor extension of the A zoning on the rest of the parcel.

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

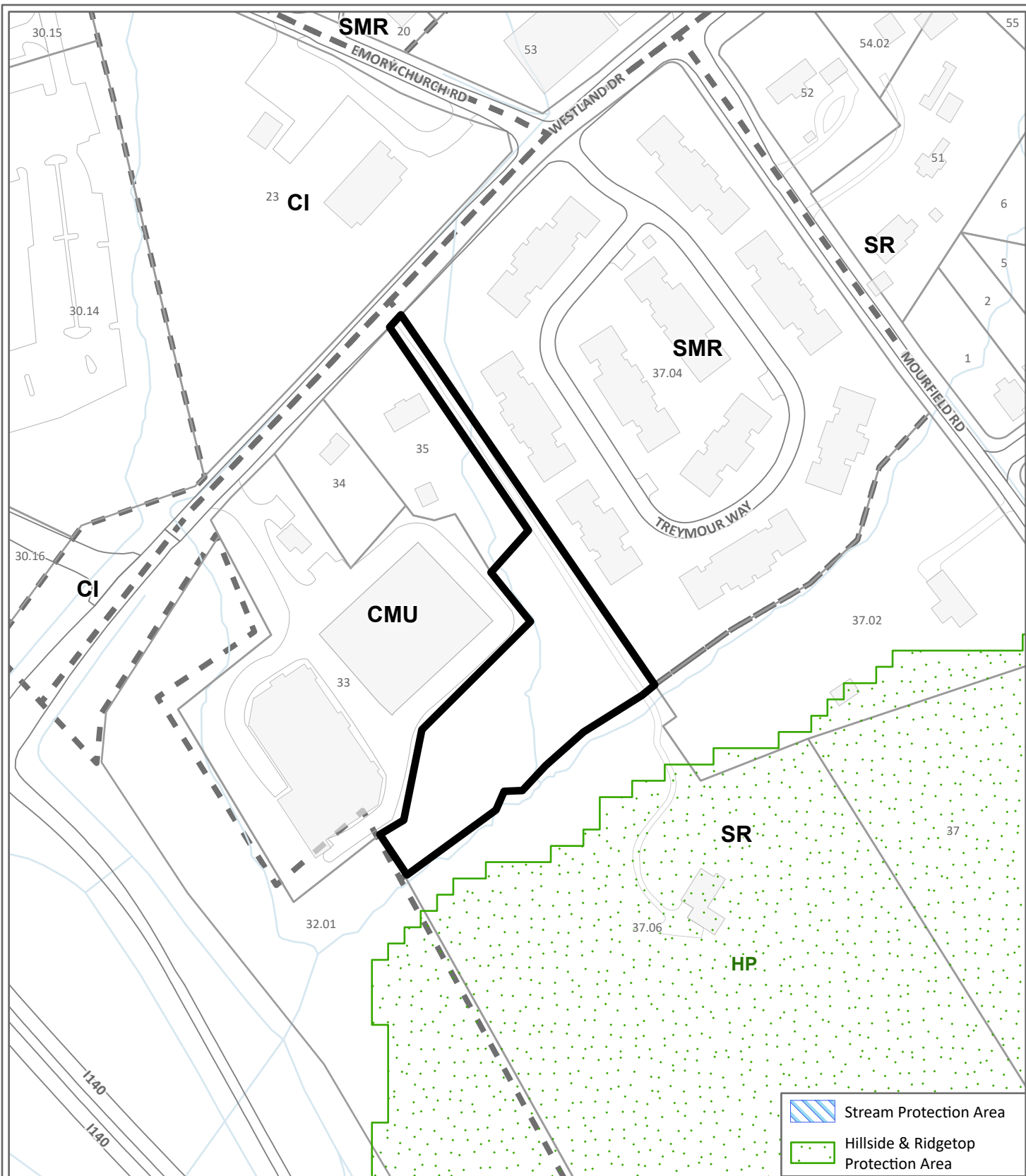
1. The A zone is appropriate within the POS (Parks and Open Space) place type plan amendment recommended by staff.
2. The rezoning is compatible with the subject property's location in the Planned Growth Area of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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.



**5-B-26-PA  
COMPREHENSIVE LAND USE PLAN MAP**

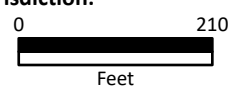


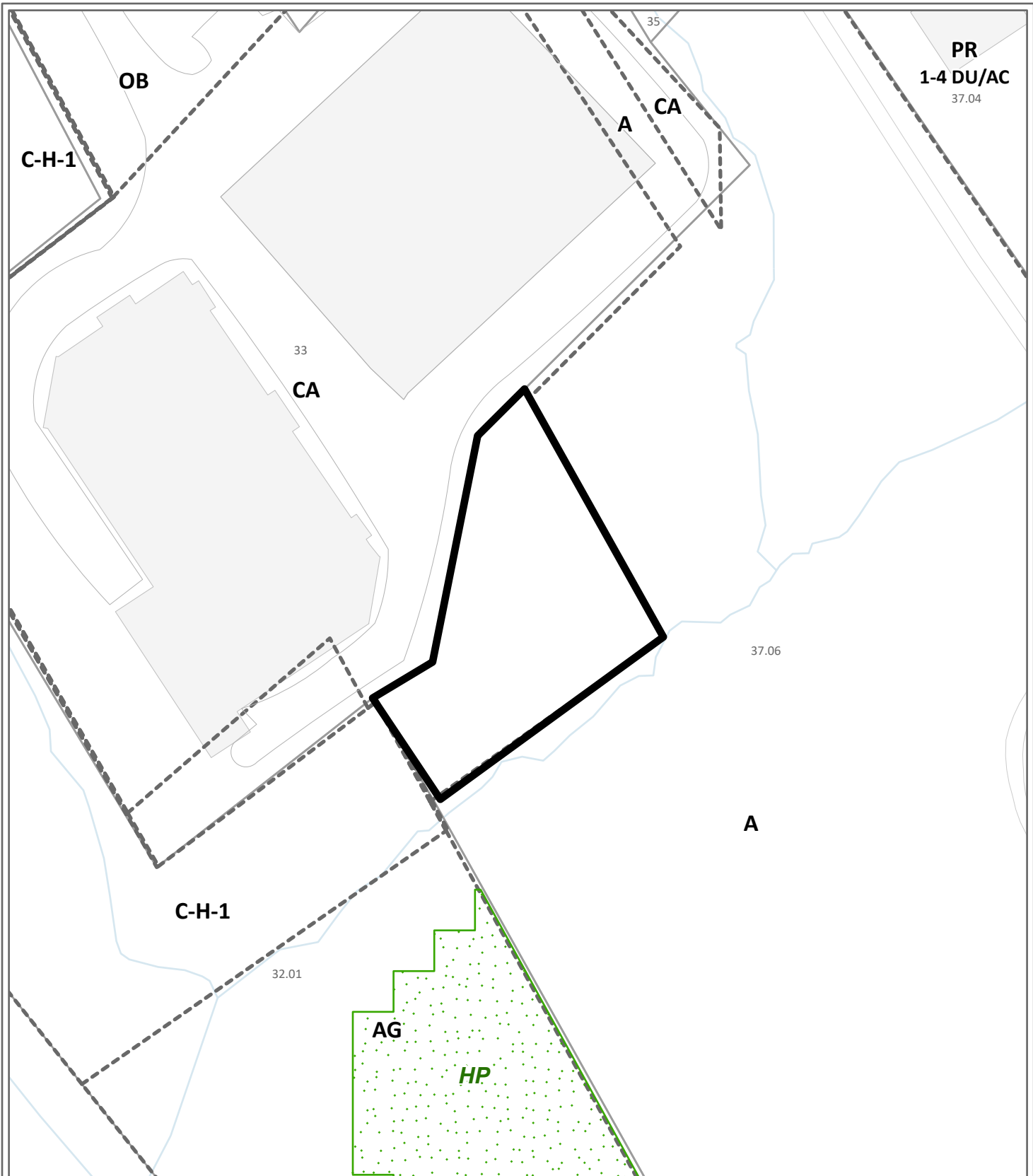
**From:** CMU (Corridor Mixed-use)  
**To:** POS (Parks and Open Space)

**Original Print Date:** 5/4/2026  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Petitioner:** Sharon E Boyce & A. Jack Woodall

**Map No:** 144  
**Jurisdiction:** County





**REZONING**

**5-E-26-RZ**

**Petitioner:** Sharon E Boyce & A. Jack Woodall

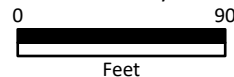


**From:** CA (General Business)

**To:** A (Agricultural)

**Map No:** 144

**Jurisdiction:** County



**Original Print Date:** 5/4/2026

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

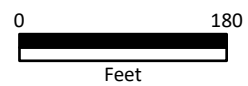
# Exhibit A. Contextual Images



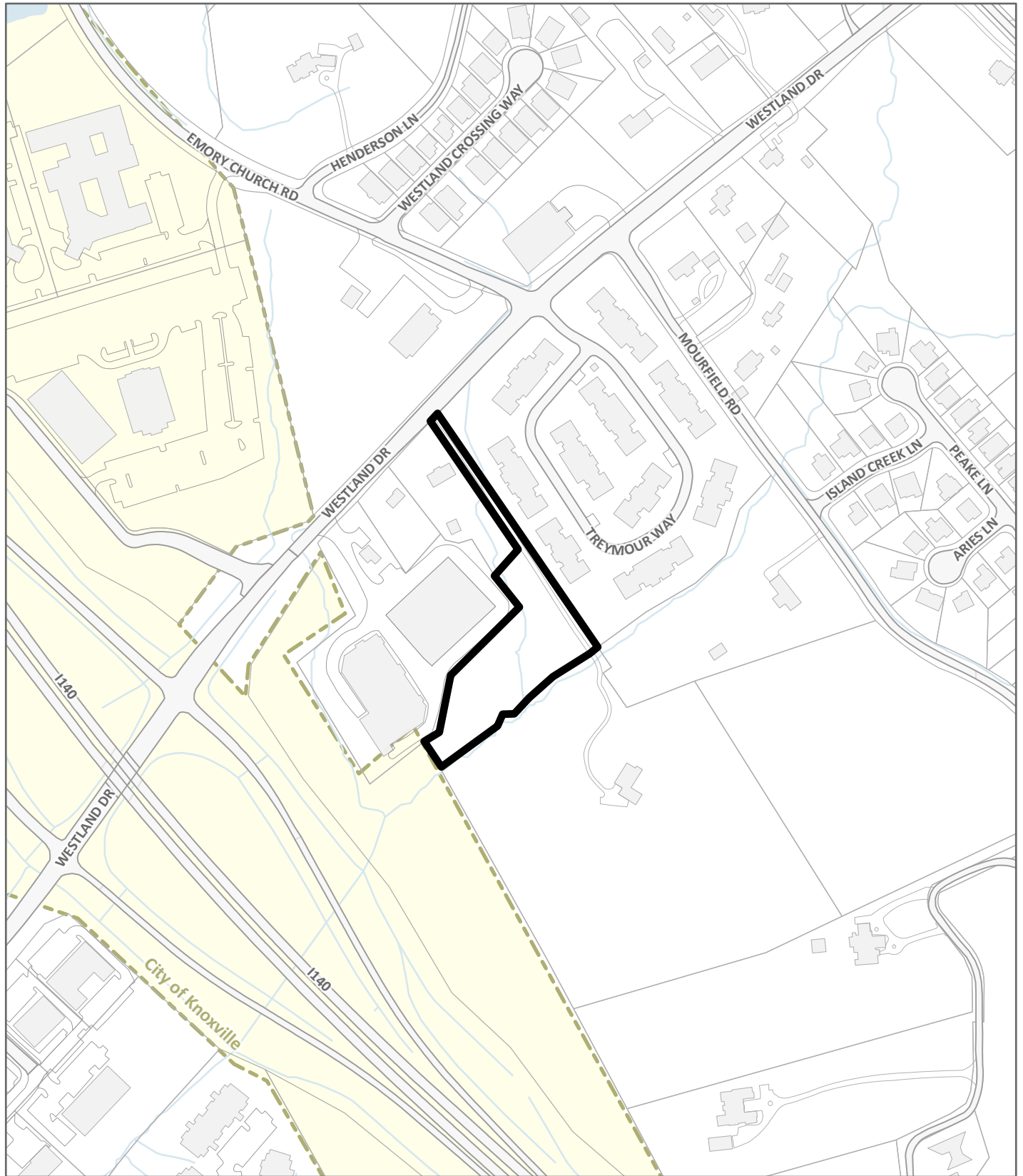
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



## LOCATION MAP

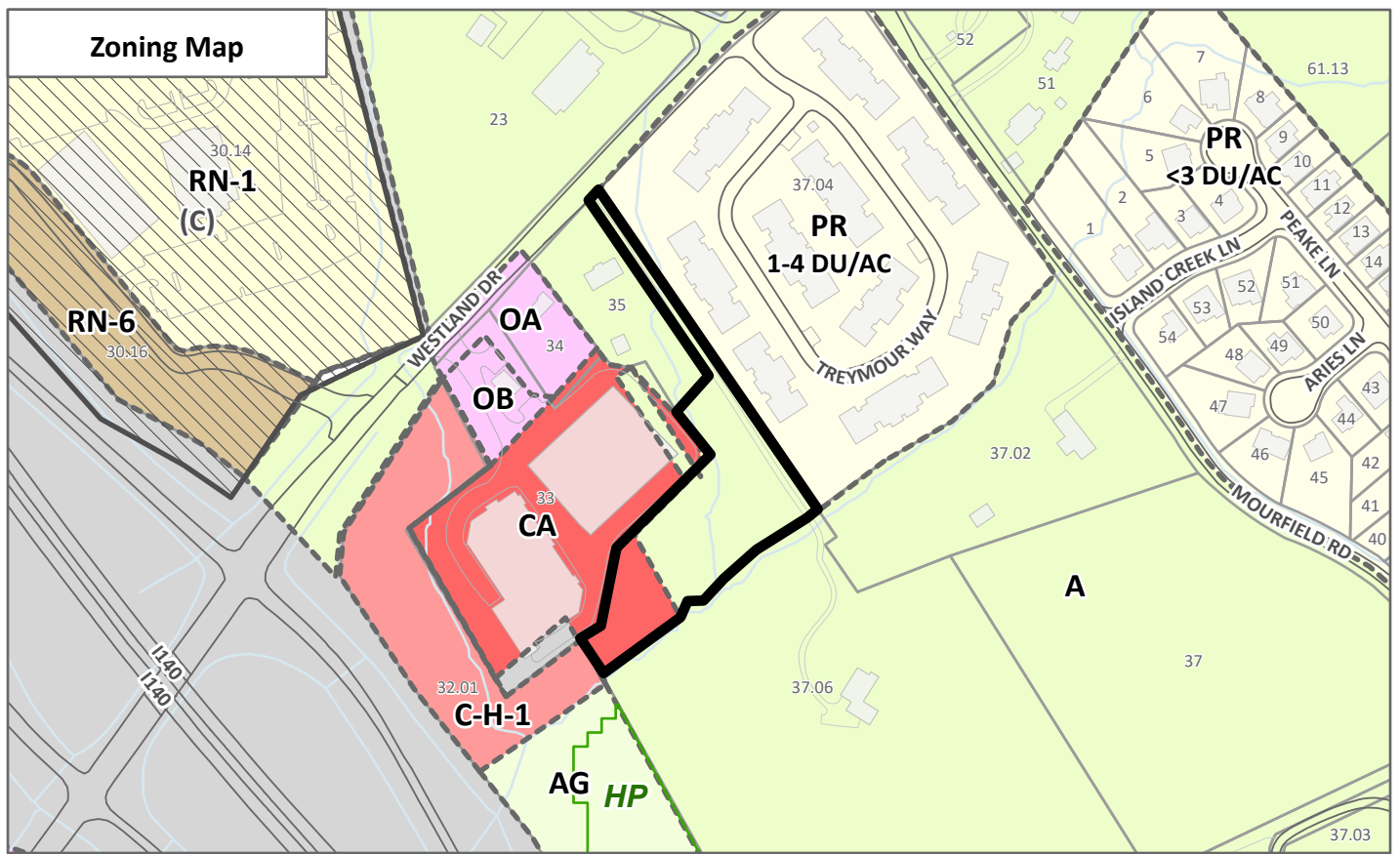
5-B-26-PA / 5-E-26-RZ



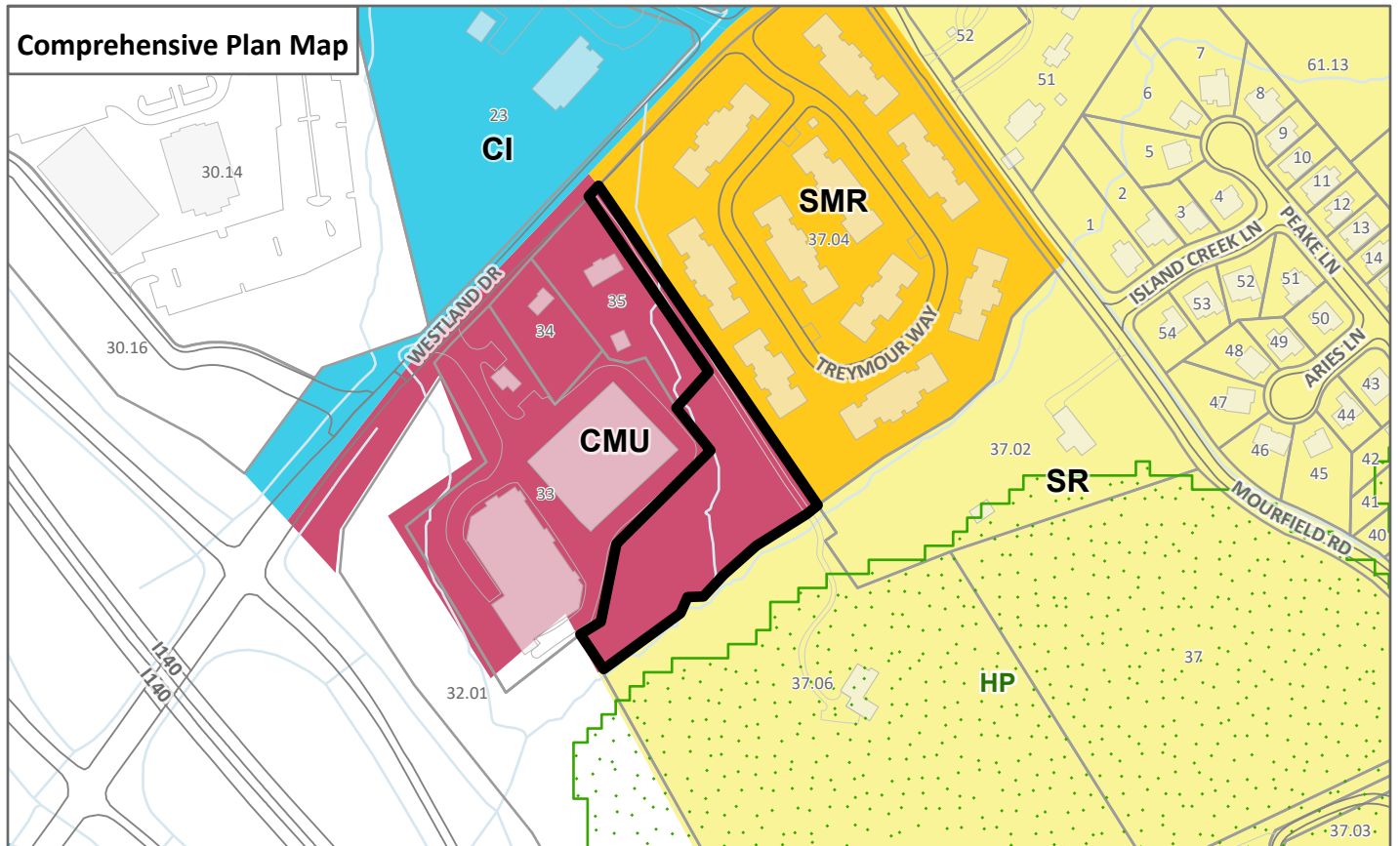
Case boundary



**Zoning Map**



**Comprehensive Plan Map**

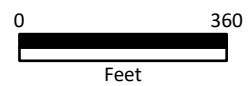


**EXHIBIT A, CONTEXTUAL MAPS**

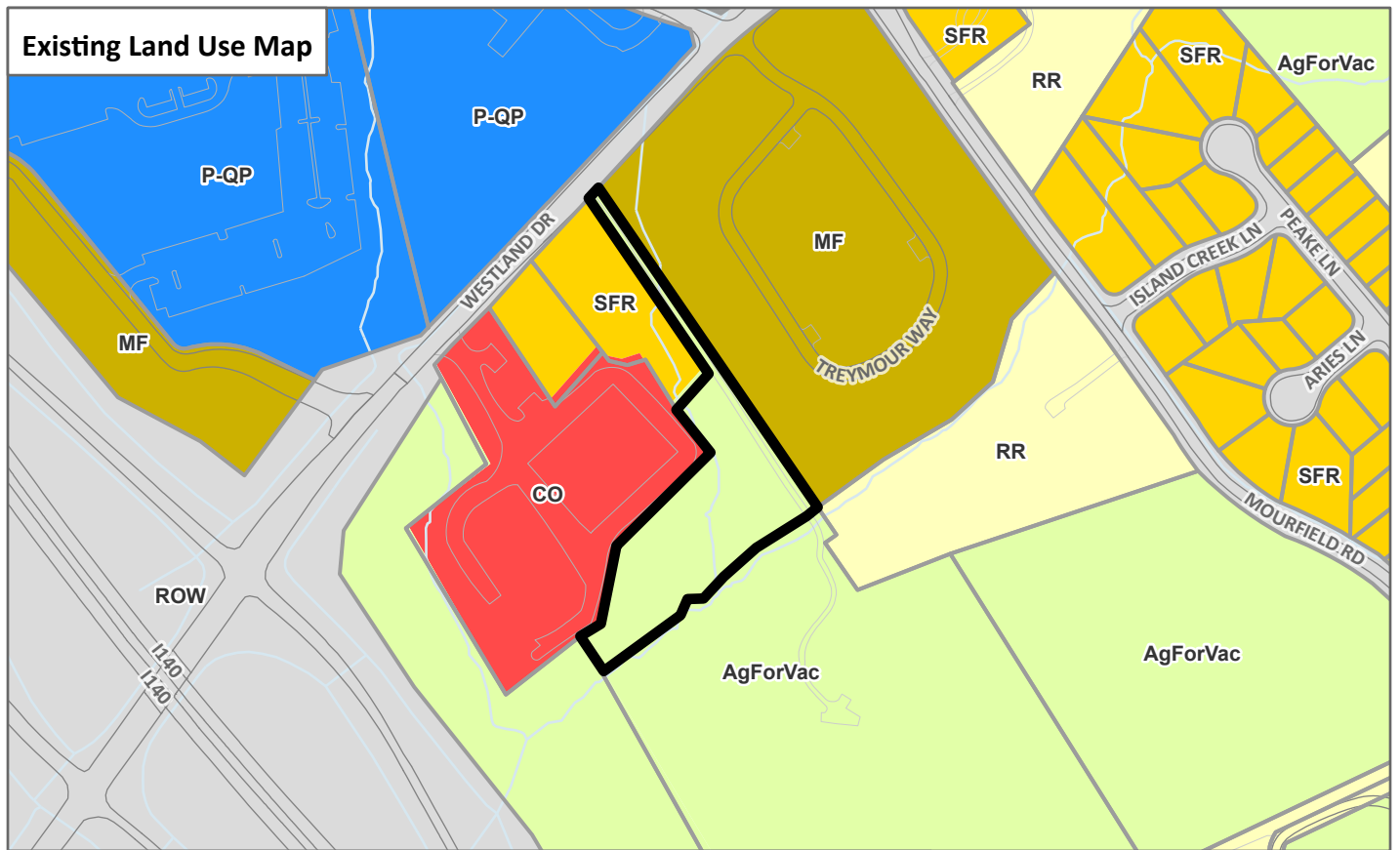
**5-B-26-PA / 5-E-26-RZ**



Case boundary



**Existing Land Use Map**

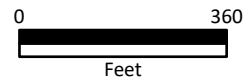


**EXHIBIT A, CONTEXTUAL MAPS**

5-B-26-PA / 5-E-26-RZ



Case boundary



# Exhibit B: Jurisdictional Waters Report and 2026 Plat



Drawing Path: R:\GIS PROJECTS\2018\_ Projects\4143-18-045 9600 Westland Drive JD Waters\FG4\_JD\_WATERS.MAP.mxd plotted by jrowe 07-25-2018



GIS BASE LAYERS WERE OBTAINED FROM BING. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

	PHOTOGRAPH LOCATION
	PROJECT BOUNDARY
	STREAM (~684 FT)
	WETLAND (~0.062 AC)
<b>USACE DATA POINT</b>	
	WETLAND
	UPLAND

	<b>JURISDICTIONAL WATERS MAP</b>	SCALE: 1" = 100'	FIGURE NO.
	JURISDICTIONAL WATERS REPORT 9600 WESTLAND DRIVE KNOXVILLE, KNOX COUNTY, TENNESSEE	DATE: 7-25-18	<b>4</b>
		PROJECT NUMBER 4143-18-045	

**CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION.**  
 (L. We) the undersigned owner(s) of the property shown hereon, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.  
 Owner(s) Printed Name:  
Albert Jackson Woodall Date: 10/17/2019  
Sharon Elaine Boyce Date: 10/17/2019

Copyright 2025  
 by Professional Land Systems

**CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.**  
 I hereby certify that I am a registered land surveyor and that this plat was prepared under the laws of the State of Tennessee. I further certify that this plat and accompanying agreements, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on this plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 30th day of April, 2025.  
 Registered Land Surveyor  
Albert Jackson Woodall Date: 10/17/2025  
Sharon Elaine Boyce Date: 10/17/2025

**OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS.**  
 (L. We) the undersigned owner(s) of the property shown hereon understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.  
 Owner(s) Printed Name:  
Albert Jackson Woodall Date: 10/17/2025  
Sharon Elaine Boyce Date: 10/17/2025

**CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY.**  
 Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.  
 Registered Land Surveyor  
Albert Jackson Woodall Date: 10/17/2025  
Sharon Elaine Boyce Date: 10/17/2025

**OWNER CERTIFICATION ON RELEASE OF EASEMENT.**  
 (L. We) the undersigned owner(s) of the property shown hereon understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.  
 Owner(s) Printed Name:  
Albert Jackson Woodall Date: 10/17/2025  
Sharon Elaine Boyce Date: 10/17/2025

**CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS.**  
 This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.  
 It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.  
 First Utility District of Knox County  
 Utility Provider  
Michelle Eubank Date: 4/16/2026  
 Authorized Signature for Utility

**CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS.**  
 This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.  
 It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.  
 First Utility District of Knox County  
 Utility Provider  
Michelle Eubank Date: 4/16/2026  
 Authorized Signature for Utility

**ADDRESSING DEPARTMENT CERTIFICATION.**  
 I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.  
 Signed: Amanda Parkley Date: 4/16/2026  
 Knox County Department of Engineering & Public Works

**COUNTY - RELEASE OF EASEMENTS.**  
 Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along all boundary/lot lines.  
 The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owners expense. If the facilities are relocated, the easement rights will be released.  
 Signed: Amanda Parkley Date: 4/16/2026  
 Knox County Department of Engineering & Public Works

**KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS**  
 The Knox County Department of Engineering and Public Works hereby approves this plat on this the  
16th day of April, 2026  
Amanda Parkley for Gina Swanson  
 Engineering Director

**TAXES AND ASSESSMENTS**  
 This is to certify that all property taxes and assessments due on this property have been paid.  
 Knox County Trustee:  
Justin B. Lipp Date: 04/16/2026

**811**  
 Call Before You Dig! 1-800-351-1111  
 UTILITIES shown were located from actual field evidence, existing utility agency records and other available evidence. Other underground utilities may exist and not be shown or may vary from the surface. UTILITY data should not be relied upon without verification from the proper utility authority having jurisdiction. (TCA 0520-3-06.)

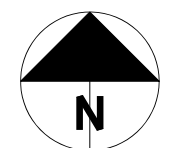
I hereby certify that this is a category 4 (remote sensing GPS) survey. This survey meets the minimum standards for the State of Tennessee.  
 This is to certify that the described property is NOT located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.  
 MAP NO. 470930264F ZONE: X  
 EFFECTIVE: 5/21/2007

**PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT**  
 This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.  
 Signed: Ami Brooks Date: 4/16/2026

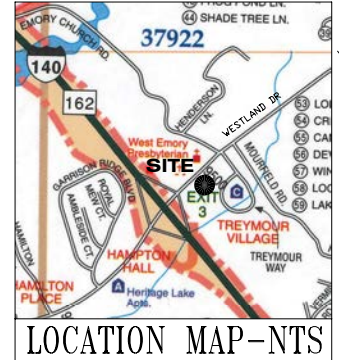
**ZONING**  
 ZONING Shown on Official Map: A & CA  
 Date: 4/16/2026 By: Amber Schmidt

**TREYMOUR VILLAGE CONDOMINIUMS HOMEDOWNERS ASSOCIATION INC.**  
 DEED 20021220-0053707  
 PLAT 20020327-0079733  
 PARCEL 144 03704

- LEGEND**
- 1/2" IRON PIN FOUND OR FOUND AS NOTED
  - 1/2" IRON PIN SET
  - W/PLASTIC CAP #1643
  - ⊗ NO MONUMENT
  - ⊠ AIR CONDITIONER
  - ⊞ MANHOLE
  - ⊞ PHONE BOX
  - GUY
  - ⊞ UTILITY POLE
  - OVERHEAD UTILITIES
  - S—S— SANITARY SEWER LINE
  - |—|— STORM PIPES
  - 25' STREAM BUFFER
  - 50' STREAM BUFFER



TN NAD83(2011)  
 Positional accuracy: CM GPS field procedure: RTK  
 Date of GPS survey: 7/31/25  
 Datum/Epoch: NAD83(2011)/2008  
 Published/Fixed-control use: TDDT CGRS VRS  
 Geoid Model: I8  
 Equipment: CHICNAV I83  
 Portion of survey GPS used: ALL  
 Relative positional accuracy < 0.1:  
 GPS Scale: 10000  
 GPS Base: N567116.063 E2533888.149



0 100 200 300

- NOTES:**
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE COMMITMENT HAS BEEN PROVIDED TO THE SURVEYOR. AN EXHAUSTIVE SEARCH OF PUBLIC RECORDS HAS NOT BEEN DONE. THIS SURVEY IS PERFORMED USING THE LATEST RECORDED DEED AND OTHER INFORMATION THAT MAY BE PROVIDED BY THE CLIENT.
  - SUBJECT TO UTILITY AND DRAINAGE EASEMENTS AND OTHER INFORMATION THAT MAY BE PROVIDED BY THE CLIENT.
  - TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
  - DEEDS 1588/686, 2164/736, 2274/259, 20190516-0067606, 20250416-0054330.
  - PROPERTY IS ZONED CA AND A. SETBACKS ARE PER ZONING.
  - LOT CONTAINING 13.012 ACRES.
  - THE PURPOSE OF THIS PLAT IS TO ELIMINATE LOTS LINES TO COMBINE INTO ONE LOT.
  - THIS PLAT REPLACES AND SUPERSEDES ALL PREVIOUS PLATS OF RECORD.
  - SEE PREVIOUS PLATS OF RECORD AT INST. 2010323-0056386; 20250213-0042142; 20190410-0059398.
  - THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.



2-F-26

RESUBDIVISION OF A JACKSON WOODALL, JR. AND SHARON BOYCE PROPERTY  
 LOT 1R3 AND PART OF LOT 1 SECURITY CENTRAL STORAGE DN WESTLAND DRIVE

PLAT REF: SEE NOTE B. SCALE: 1"=100'  
 PARCEL(S): 144 03501; 144 03706  
 COUNTY/DISTRICT: KNOX/6  
 CITY: N/A WARD/BLOCK: N/A DATE: 10/10/25

Ned D. Ferguson, R.L.S.  
 400 N Hicks St  
 Clinton, TN, 37716  
 Phone: (865) 689-6169  
 Fax: (865) 232-8718 Toll Free  
 www.PLSurvey.com  
 Professional Land Systems  
 When you need to know, knowing is our business.

**All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.**

The applicant must provide justification per Implementation Action IM.6, demonstrating:

**Either**

- There is an obvious or significant error or omission in the Plan

OR

**2 or more of the following criteria apply**

- Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

SEE ATTACHED LETTER DATED 2/27/2026.

*A. Jackson Woodall*

A. JACK WOODALL

*Sharon E. Boyce*

SHARON E. BOYCE

2/27/2026

Property Owner Signature

Print Name

Date

**By signing above, you certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.**

FILE NUMBER

February 27, 2026

Knoxville/Knox County Planning  
400 Main Street, Suite 403  
Knoxville, TN 37902

Re: Request for Zoning Change from CA and A to A, Agriculture  
Request for Plan Amendment Change from CMU, Corridor Mixed-Use to POS, Parks and Open Space

Dear Knoxville/Knox County Planning:

We own the property at 9520 Westland Dr, Knoxville, TN 37922. In April 2025, we purchased 1.9 acres from 9600, LLC. The purchased property is adjacent to our property on the north side of the creek and to our driveway from Westland Drive. There are no buildings, structures, paving or driveways on the purchased property. The area is primarily wooded with a creek, streams and wetlands.

We have filed a one lot subdivision application with Knoxville/Knox County Planning to combine the purchased property, 1R3 as shown on the plat, with our property.

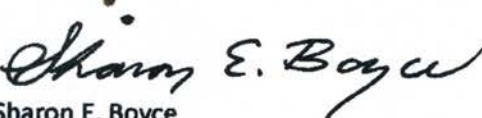
The purchased property is located to the rear of Security Central Storage which consists of two storage buildings, an office, driveways and parking. The purchased property is lower and separated from the rear (south) and east side of Security Central Storage by a tall retaining wall and is not visible from Westland Drive.

We believe that there is an obvious and significant error in the Knox County Comprehensive Land Use and Transportation Plan that designates these two acres as CMU, Corridor Mixed-Use. First, the purchased property was and is not suitable for development. Second, the only access to the purchased property from Westland Drive is a 25 feet wide gravel and paved driveway that is the access to our house. Third, the purchased property consists of several jurisdictional wetlands as shown on TDEC website, a creek with a 50 feet buffer on the north side, a 15 feet wide First Utility sewer easement, a private sewer easement, ten feet in wide, from 9524 Westland Drive to the First Utility sewer easement and two smaller blue line streams. One small stream runs under our driveway and into the creek. The second stream further to the west runs from the wetlands and the outlet from the underground detention area of Security Central Storage into the creek.

As further justification for the Plan Amendment, the commercial development of Security Central Storage on the property facing Westland Drive and the construction of a tall retaining wall with fence on top constitutes a changed condition that makes the purchased property with wetlands, a creek, two blue line streams, a large sewer easement, and no commercial access or visibility to Westland Drive, even more undevelopable.

The Proposed Plan change supports the goals of the Parks and Open Space to preserve a natural area with a creek, two streams and wetlands.

Attached to this letter is a picture facing north of the wetlands and the Security Central Storage retaining wall and fence. Also attached is an aerial photo prepared by S&ME, Inc, entitled Jurisdictional Waters Map, showing the location of the creek, two streams and wetlands before development.

  
Sharon E. Boyce

  
A. Jackson Woodall



Drawing Path: R:\GIS\PROJECTS\2018\_Projects\1413-18-045\_9600 Westland Drive JD Waters\Fig4\_JD\_WATERS\_MAP.mxd Plotted by jrowe 07-25-2018



GIS BASE LAYERS WERE OBTAINED FROM BING. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

**PROJECT BOUNDARY**  
 PROJECT BOUNDARY  
**STREAM (~1360')**  
 STREAM (~1360')  
**WETLAND (~0.18AC)**  
 WETLAND (~0.18AC)  
**USACE DATA POINT**  
 WETLAND  
 UPLAND

	<b>JURISDICTIONAL WATERS MAP</b>		SCALE: 1" = 100'	FIGURE NO. <b>4A</b>
	JURISDICTIONAL WATERS REPORT 9600 WESTLAND DRIVE KNOXVILLE, KNOX COUNTY, TENNESSEE		DATE: 7-25-18	
			PROJECT NUMBER: 4143-18-045	

# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

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

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

**By signing below,** you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

05/02/2026

05/15/2026

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes  No

No, but I plan to prior to the Planning Commission meeting

*A Jackson Woodall*  
*Sharon E. Boyce*

Applicant Signature

SHARON E BOYCE

A. JACK WOODALL 2/27/2026  
2/27/2026

Applicant Name

Date