

We have lived at 9520 Westland Drive since 1977. We are the only property owners with land adjacent to the 1.05 acres requested for plan amendment, sector plan and rezoning at 9608 Westland Drive. Our property is zoned Agricultural. The land proposed to be rezoned to C-H-1 is located to the west of our property, on the south side of the creek that parallels Westland Drive. We oppose the extension of the C-H-1 rezoning and associated plan changes to the south side of the creek and ask that these requests be denied.

These rezoning, plan amendment and sector requests violate the plans for this area. The only commercial and office properties on the southwest side of the I-40/Westland Drive intersection are a Weigels, an adjoining parcel, an office building and a day care facility. All front directly on and are close to Westland Drive with residential uses on the south side of the creek.

On the east side of the I-140/Westland Drive intersection, the 9600 Westland Drive property is zoned commercial for a self-service storage facility which is under construction. A small adjacent house to the east is zoned office. These parcels front on Westland Drive and do not extend to the south side of the creek. Further, there is a wooded buffer between the self-storage facility and the creek because of TDEC recognized wetlands and a second blue line stream to the west.

The property uses on the north side of the I-140/Westland Drive intersection are Children's Hospital to the west, and a church and an assisted living and memory care facilities to the east. All are passive, low traffic uses.

The C-H-1 is an intense commercial zone "intended to accommodate higher-intensity commercial uses of a predominately auto-oriented character..." Expanding this zone further on the south side of the creek far from Westland Drive does not fit within the intent of this zone.

Two years ago the applicant was granted C-H-1 zoning for property north of the creek. He said that had plans for an outdoor storage facility, but upon approval of the zone he put the property on the market as highway commercial property. Now he seeks to extend this highway commercial zone to the south of the creek to an area that is unsuitable for a zone which serves highway traffic.

We believe that all or part of the 1.05 acres may be wetlands, protected from disturbance and development. Not only is the property located next to the creek but water from the south and east hillsides slope towards and drain directly to this area. We have requested that TDEC and the City of Knoxville Engineering Department visit and require an environmental assessment of this area. (See attached KGIS topo map and letter dated June 18, 2021).

Jack Woodall
Sharon Boyce

Attachments:

KGIS Topographical Map of Area Requested for Rezoning
June 18, 2021 Email to Knoxville City Engineering and TDEC about Area Requested for Rezoning
TDEC Environmental Determination Letter HD# 9116, 9608 Westland Drive
Zoning Map Around Area Requested for Rezoning