CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COUNTY COMPREHENSIVE PLAN AMENDMENT

Planning
KNOXVILLE | KNOX COUNTY

File Number:	5-B-26-PA	**Related File Number:**	5-E-26-RZ
Application Filed:	3/3/2026	**Date of Revision:**	5/1/2026
Applicant:	SHARON E BOYCE & A. JACK WOODALL		

PROPERTY INFORMATION

General Location: Southeast side of Westland Dr, west of Mourfield Rd, east of Pellissippi Pkwy

Other Parcel Info.:

Tax ID Number: 144 03706 (PARTIAL) **Jurisdiction:** County

Size of Tract: 0.47 acres

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.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Southwest County **Plan Designation:** CMU (Corridor Mixed-use)

Growth Policy Plan: Planned Growth Area

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.

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

Street: 9520 WESTLAND DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)

Former Zoning:

Requested Zoning: A (Agricultural)

Previous Requests:

Extension of Zone: It is an extension of the zoning, but it is not an extension of the plan designation.

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

PLAN INFORMATION (where applicable)

Current Plan Category: CMU (Corridor Mixed-use)

Requested Plan Category: POS (Parks and Open Space)

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: Malynda Wollert

Staff Recomm. (Abbr.): Approve the POS (Parks and Open Space) place type because it will protect a sensitive natural area.

Staff Recomm. (Full):

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 OMMISSION 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 OMMISSIONS, TWO OF THE FOLLOWING CRITIERIA 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.

Action: Approved **Meeting Date:** 5/14/2026

Details of Action:

Summary of Action: Approve the POS (Parks and Open Space) place type because it will protect a sensitive natural area.

Date of Approval: 5/14/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/15/2026 **Date of Legislative Action, Second Reading:**

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

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

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

Amendments: **Amendments:**

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