

Requested Plan Category: LDR (Low Density Residential) & HP (Hillside Protection)

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: Liz Albertson

Staff Recomm. (Abbr.): Approve the South County Sector Plan amendment to LDR (Low Density Residential) & HP (Hillside Protection) for approximately 64 acres of parcel 138 270 and a portion of parcel 138 274 on the east side of Sevierville Pike because of the access and safety improvements of a major arterial, Chapman Highway, near the subject property. Approve the Sector Plan amendment to RR (Rural Residential) & HP (Hillside Protection) for approximately 95 acres of a portion of parcel 138 274 because it is consistent with the slope analysis for this area. (See Exhibit A).

Staff Recomm. (Full):

Comments: This application was originally scheduled for the November 10, 2021 Planning Commission meeting with an original acreage of approximately 64 acres with a requested rezoning to PR (Planned Residential) up to 4 du/ac. The applicant requested to postpone the request to the December 9, 2021 Planning Commission meeting and revised the application on November 5, 2021 to include an additional 95 acres of property for a total of 158 acres to be rezoned to PR up to 3 du/ac.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This area is within a 1/4 mile of the recent intersection improvements at Chapman Highway and Sevierville Pike.

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

1. The improvements on Chapman Highway at the intersection with Sevierville Pike have increased safety and access from the site to a major arterial.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Water and sewer are available in this area and there has been a gradual expansion of commercial and industrial zoning at this location since 2001. Most recently, in 2019 a rezoning to LI (Light Industrial) occurred along Valgro Road.

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

1. Given the access to water and sewer and the additional rezonings to accommodate non-residential uses, the area is transitioning from a more rural area to a more suburban form for the less slope constrained portion of the property to the north of Valgro Road. However, the area within the along Bays Mountain ridge system remains without access to utilities, very slope constrained and remains rural in character.

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:

- 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.
- 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.

Action: Approved

Meeting Date: 12/9/2021

Details of Action:

Summary of Action: Approve the South County Sector Plan amendment to LDR (Low Density Residential) & HP (Hillside Protection) for approximately 64 acres of parcel 138 270 and a portion of parcel 138 274 on the east side of Sevierville Pike because of the access and safety improvements of a major arterial, Chapman Highway, near the subject property. Approve the Sector Plan amendment to RR (Rural Residential) & HP (Hillside Protection) for approximately 95 acres of a portion of parcel 138 274 because it is consistent with the slope analysis for this area, changes in conditions and trends in development. (See Exhibit A).

Date of Approval: 12/9/2021

Date of Denial:

Postponements: 11/10/2021

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/23/2022

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: