# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

#### SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number:	11-B-21-SP	Related File Number:	11-F-21-RZ
Application Filed:	9/28/2021	Date of Revision:	11/5/2021
Applicant:	THUNDER MOUNTAIN PROPERTIES, LLC		

General Location:	East of Chapman Highway, north of the Sevier County line, south of Bays Mountain Road			
Other Parcel Info.:				
Tax ID Number:	138 274 AND (PART OF) 270	Jurisdiction:	County	
Size of Tract:	158.64 acres			
Accessibility:	Access is via Sevierville Pike, a minor collector with a pavement width of 18-ft within a right-of-way width of 60-ft. Access is also via Dry Hollow Road, a local street with a pavement width of 15-ft within a right-of-way width of 50-ft.			
GENERAL LAND US	SE INFORMATION			

Proposed Use:			Density: up to 3 du/ac
Sector Plan:	South County	Sector Plan Designation:	AG (Agriculture) & HP (Hillside Protection)
Growth Policy Plan:	Rural Area		
Neighborhood Context:	This area is a mix of industrial uses, a single family residential neighborhood and large, vacant, steep sloped agricultural zoned land.		

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

Street:

8802 Sevierville Pike and 0 Dry Hollow Rd.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural), CA (General Business), CB (Business and Manufacturing), & RA (Low Density Residential)
Former Zoning:	
Requested Zoning:	PR (Planned Residential)
Previous Requests:	
Extension of Zone:	No, LDR is not adjacent. Yes, PR is adjacent.
History of Zoning:	None noted.

#### PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural) & 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.
	<ul> <li>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:</li> <li>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.</li> <li>The Legislative Body may also initiate an amendment and transmit the amendment to 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.</li> </ul>

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:		g:	
Ordinance Number:		Other Ordina	nce Number References:	
Disposition of Case:	Approved	Disposition o	f Case, Second Reading:	
If "Other":		If "Other":		

Amendments:

Effective Date of Ordinance:

Amendments: Date of Legislative Appeal: