

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COMPREHENSIVE PLAN AMENDMENT



File Number: 11-B-24-PA Related File Number: 11-N-24-RZ

Application Filed: 9/30/2024 Date of Revision:

Applicant: AHB ENTERPRISES, INC./HUNTER BREWSTER

## PROPERTY INFORMATION

**General Location:** Southeast side of Crenshaw Rd, northeast side of Ottinger Dr, south side of W Governor John Sevier Hwy

**Other Parcel Info.:**

**Tax ID Number:** 147 105, 10501 **Jurisdiction:** County

**Size of Tract:** 3.56 acres

**Accessibility:** Access is via Crenshaw Road, an unstriped local road with a pavement width of 21-23 ft within a 63 ft right-of-way. Access is also via Ottinger Drive, an unstriped local road with a pavement width of 17 ft within a 35 ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural Residential, Single Family Residential

**Surrounding Land Use:**

**Proposed Use:** **Density:**

**Planning Sector:** South County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** The subject property is at the intersection of Crenshaw Road and W Governor John Sevier Highway, a quarter-mile east of a commercial node at the intersection of W Governor John Sevier Highway and Maryville Pike. The area surrounding the subject property is characterized by single family homes on large lots over an acre in size.

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

**Street:** 3000 CRENSHAW RD

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)

**Former Zoning:**

**Requested Zoning:** CH (Highway Commercial)

**Previous Requests:**

**Extension of Zone:** No, this is not an extension

**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** SR (Suburban Residential), HP (Hillside Protection)

**Requested Plan Category:** CC (Corridor Commercial), 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:** Jessie Hillman

**Staff Recomm. (Abbr.):** Deny the CC (Corridor Commercial) place type because it is inconsistent with surrounding development and transportation conditions.

**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 OMISSION IN THE PLAN:

1. The SR (Suburban Residential) place type designation for the subject property in the Knox County Comprehensive Plan is not the result of an error or omission. Until it was recently converted into an unpermitted RV park, this property had several single-family detached residences on it and is surrounded by homes on large lots. The property is part of a cohesive region of the SR land use classification south of W Governor John Sevier Highway.

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. There have been no changes in surrounding conditions to support a spot designation of the requested CC (Corridor Commercial) place type. There is an established CMU (Corridor Mixed-Use) and RCC (Rural Crossroads Commercial) node to the west at the intersection of W Governor John Sevier Highway and Maryville Pike, which still has vacant or underutilized property. These conditions do not support a disconnected and additional commercial place type in the region.

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

1. There have been no recent capital improvements to this area to support a plan amendment to the CC place type. The subject property's current access to Crenshaw Road where it intersects with W Governor John Sevier Highway is unsafe and not to current transportation engineering standards.

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

1. There are no new data or trends in development and/or population that warrant the CC place type at this location.

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

1. A plan amendment to the CC designation on the subject property conflicts with several Implementation Policies in the Comprehensive Plan. In particular, expanding commercial land use in a residential area near vacant commercial place types is inconsistent with Policy 3 to incentivize and encourage infill and redevelopment of underutilized commercial land.

**Action:** Denied

**Meeting Date:** 11/14/2024

**Details of Action:**

**Summary of Action:** Deny the CC (Corridor Commercial) place type because it is inconsistent with surrounding development and transportation conditions.

**Date of Approval:**

**Date of Denial:** 11/14/2024

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:** ☐ **Action Appealed?:** 12/13/2024

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 1/22/2025

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Appeal Denied

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**