

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**  
**SOUTH COUNTY SECTOR PLAN AMENDMENT**



**File Number:** 11-D-21-SP                      **Related File Number:**  
**Application Filed:** 9/30/2021              **Date of Revision:**  
**Applicant:** KNOXVILLE-KNOX COUNTY PLANNING

## **PROPERTY INFORMATION**

**General Location:** West side of Chapman Highway, south of Simpson Road  
**Other Parcel Info.:**  
**Tax ID Number:** 150 020                      **Jurisdiction:** County  
**Size of Tract:** 12.37 acres  
**Accessibility:** Access is via Chapman Highway, a major arterial 4-lane highway with 45' of pavement within a 100-ft ROW.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** South County              **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This property is located at the southern end of the Chapman Highway corridor near the Knox/Blount County line, among a mix of rural residential, commercial and light industrial development.

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

**Street:** 9109 Chapman Hwy.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:** 2-E-02-RZ  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned CA in 1998 (8-A-98-RZ), then rezoned in 2002 to PR at 1-10 du/ac (2-E-02-RZ)

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential) & HP (Hillside Protection)  
**Requested Plan Category:** MDR (Medium 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:

Jeanne Stevens

Staff Recomm. (Abbr.):

Approve the South County Sector Plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) because of an error in the 2012 plan.

Staff Recomm. (Full):

Comments:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There are no significant changes in conditions in the area.

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

1. There are no significant new roads or utilities in the area that were not anticipated in the plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

Two errors have occurred in the designation of land use and zoning for this property:

1. Sector plan amendments have been required since 2001. When the property was rezoned in February 2002 from Commercial to Planned Residential, there should have been a corresponding amendment to the 2002 South County Sector Plan (adopted by the Planning Commission in January 2002).

2. When the most recent South County Sector Plan was adopted in 2012, the property had already been rezoned to Planned Residential allowing up to 10 du/ac. The sector plan should have designated this property as MDR (Medium Density Residential) rather than LDR (Low Density Residential) to recognize the full range of allowable residential intensity.

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

1. There are no notable trends in development, population or traffic.

Action:

Approved

Meeting Date: 11/10/2021

Details of Action:

Summary of Action:

Approve the South County Sector Plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) because of an error in the 2012 plan.

Date of Approval:

11/10/2021

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: 12/20/2021

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:**