

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COMPREHENSIVE PLAN AMENDMENT



File Number: 11-E-24-PA Related File Number: 11-S-24-RZ
Application Filed: 10/1/2024 Date of Revision:
Applicant: SANDRA LLC

PROPERTY INFORMATION

General Location: East of Chapman Hwy, south and east of Whites School Rd
Other Parcel Info.:
Tax ID Number: 138 10501 **Jurisdiction:** County
Size of Tract: 6.32 acres
Accessibility: Access is via a private driveway with an approximate pavement width of 10 ft within the access strip of the abutting parcel parcel to the south (parcel 138 105). This shared driveway is accessed off of Chapman Highway, a major arterial street with a continuous center turn lane within a 120 to 160-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South County **Plan Designation:** TN (Traditional Neighborhood), HP (Hillside Ridgetop Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area along Chapman Highway is on the north side of Bays Mountain Road from Seymour (Sevier County) and contains a small commercial strip center, golf driving range, and cemetery. The property surrounding this parcel contains baseball fields that are being redeveloped for other uses. Residential uses are primarily located on side streets, away from Chapman Highway.

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

Street: 8710 CHAPMAN HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential), A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: No, this is not an extension of the plan designation or zone.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: TN (Traditional Neighborhood), HP (Hillside Protection)

Requested Plan Category: CMU (Corridor Mixed-use), 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 CMU (Corridor Mixed-Use) place type because it is incompatible with surrounding land use and inconsistent with Comprehensive Plan policies.

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 subject property is in the middle of a broader area of the TN (Traditional Neighborhood) place type designation, and it is set back almost a quarter-mile driving distance from Chapman Highway. The existing land use on the property is a single-family house, and it is only accessible via a long, narrow unstriped driveway that leads through and behind another single-family property. This context is consistent with the residential intent of the TN place type, and is not the result of an error in the plan.
2. The requested CMU (Corridor Mixed-Use) place type was recently approved nearby to the southeast along the Chapman Highway corridor but is not connected to the subject property (7-I-24-PA). That plan amendment request was for a larger section of that parcel, which extended past the subject property, but the CMU place type was only approved a certain distance away from Chapman Highway to keep the commercial land use and zoning concentrated along the street and not encroach into a residential area. The CMU place type is intended to be located along major corridors, not on residential properties set far back from a corridor with access challenges.

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. Approximately 100 acres surrounding the subject property was recently rezoned from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential) with a density of 3 du/ac (1-K-24-RZ). This zoning change lays the groundwork for a future unified residential development around the subject property.
2. At the same time, a portion of the surrounding property southeast along Chapman Highway, which is not connected to the subject parcel, was rezoned to CA (General Business) in the same placement as the aforementioned CMU place type, on the condition that development plans be reviewed by the Planning Commission to ensure they are consistent with the mixed-use intent of the amended CMU place type (1-L-24-RZ/7-I-24-PA). This rezoning consisted of 19 acres and followed another recent case across Chapman Highway, where 15 acres along the corridor were approved to be rezoned from RA to CA (1-M-24-RZ). Neither of these large properties have been developed yet, so there is ample underutilized commercial property already existing in a more appropriate location along this major arterial street.
3. These changes to surrounding zoning and future land use do not support the requested spot plan amendment to the 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. There have been no changes to infrastructure or roads pertaining directly to this property, which has

sub-standard driveway access from Chapman Highway and no sanitary sewer service.

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

1. There is no new data regarding development trends or population projections that warrant the requested land use amendment.

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

1. The proposed CMU place type at this location conflicts with Implementation Policy 9 in the Comprehensive Plan to coordinate infrastructure improvements with development. The subject property is not in a location or with adequate access for a more intensive and commercial place type.

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

Details of Action:

Summary of Action: Deny the CMU (Corridor Mixed-Use) place type because it is incompatible with surrounding land use and inconsistent with Comprehensive Plan policies.

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

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:** 11/18/2024

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/9/2024

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Approve CMU (Corridor Mixed-Use) and HP (Hillside Protection) because it meets two of the plan amendment criteria: 1) Changes in conditions and surrounding land use; and 2) Supports the policies, actions, and goals of the plan.

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: