

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT COUNTY COMPREHENSIVE PLAN AMENDMENT



File Number: 2-A-25-PA **Related File Number:** 2-H-25-RZ
Application Filed: 12/30/2024 **Date of Revision:**
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: South side of Oak Ridge Hwy, east of Gray Hendrix Rd
Other Parcel Info.:
Tax ID Number: 91 019, 018, 02103 **Jurisdiction:** County
Size of Tract: 18.42 acres
Accessibility: Access is via an unnamed road off Gray Hendrix Road, a local street with a 15 to 17.5-ft pavement width within a right-of-way width that varies from 52 to 62 ft. The unnamed road has a 10-ft pavement width within a 50-ft right-of-way. Access is also via Oak Ridge Highway, a major arterial street with a 46-ft pavement width within an 85-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Rural Residential
Surrounding Land Use:
Proposed Use: **Density:** 12 du/ac
Planning Sector: Northwest County **Plan Designation:** TN (Traditional Neighborhood), RC (Rural Conservation), H
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This part of Karns primarily features single family residential uses in subdivisions and on large 1+ acre lots, with some commercial and office uses along Oak Ridge Highway to the north. Karns Community Park and Karns Library lie approximately 0.25 miles to the east, and Karns Middle and Elementary Schools lie approximately 0.5 miles to the west.

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

Street: 3110 GRAY HENDRIX RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business), A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, it is an extension of the plan designation but not of the zoning.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: TN (Traditional Neighborhood), CMU (Corridor Mixed Use), RC (Rural Conservation)

Requested Plan Category: TN (Traditional Neighborhood) for the RC portion only

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 TN (Traditional Neighborhood) place type because there are no changes in the landscape or policy considerations to support a plan amendment.

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 small section of the RC (Rural Conservation) place type along the rear of the subject property is part of a large swath of the RC designation along the wooded Beaver Ridgeline running southwest to northeast in this area of the Karns community. Its placement aligns with the intent of the RC place type to conserve forested areas, ridges, wetlands and other significant natural features. The section of RC place type on this property is not the result of an error or omission in the Comprehensive Plan.

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. Beaver Ridge remains a prominent natural feature of the area, and there have not been changes to this scenic asset that warrant a plan amendment to the TN (Traditional Neighborhood) place type, which is intended for intensive residential development.

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 are no capital improvements or infrastructure changes in this area that were not considered in the Comprehensive Plan.

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

1. While Knox County continues to see population growth and increasing demand for housing, this does not warrant reconsideration of the RC place type to conserve a ridgeline unsuitable for residential development. The RC place type comprises approximately 3.8% of the subject property, and its exclusion from a TN approach to residential development on the rest of the site does not significantly impact housing availability.

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

1. Maintaining the RC place type is consistent with the Comprehensive Plan's Implementation Policy 2.3 to provide protections for ridges, views and open spaces. It is also aligned with Policy 7 to encourage development practices that conserve and connect natural features and habitat.

Action: Denied

Meeting Date: 4/10/2025

Details of Action:

Summary of Action:

Deny the TN (Traditional Neighborhood) place type because there are no changes in the landscape or policy considerations to support a plan amendment.

Date of Approval:

Date of Denial: 4/10/2025

Postponements: 2/13/25, 3/13/25

Date of Withdrawal:

Withdrawn prior to publication?: ☐

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: