

# CASE SUMMARY

*APPLICATION TYPE: PLAN AMENDMENT*

## SOUTH COUNTY SECTOR PLAN AMENDMENT



**File Number:** 3-A-24-SP **Related File Number:** 3-E-24-RZ  
**Application Filed:** 1/23/2024 **Date of Revision:**  
**Applicant:** MESANA INVESTMENTS LLC

### PROPERTY INFORMATION

**General Location:** South side of Sevierville Pk, east of Basilfield Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 125 041, 040.01, 043.01 **Jurisdiction:** County  
**Size of Tract:** 11.4 acres  
**Accessibility:** Access is via Sevierville Pike, a minor collector street with 17 ft of pavement width within a right-of-way range of 46-54 ft.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** **Density:** up to 3 du/ac  
**Planning Sector:** South County **Plan Designation:** AG (Agricultural), HP (Hillside Protection)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This property is approximately a mile from a large commercial node at E Governor John Sevier Hwy and Chapman Hwy. This section of Sevierville Pike contains mostly single family homes on large lots, with subdivisions off of side streets having lots that range in size. The abutting subdivision to the west has lots as small as 1/3 of an acre.

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

**Street:** 7803 SEVIERVILLE PIKE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** No, it is not an extension of the plan designation or the zoning.  
**History of Zoning:** None noted.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** General Plan: AG (Agricultural), HP (Hillside Protection); Comprehensive Plan: SR (Suburban Residential)

**Requested Plan Category:** LDR (Low 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:** Whitney Warner

**Staff Recomm. (Abbr.):** Approve the sector plan amendment to the RR (Rural Residential) land use classification because it is consistent with development in the area. The HP (Hillside Protection) area would be retained.

**Staff Recomm. (Full):**

**Comments:** This plan was submitted prior to the adoption of the Knox County Comprehensive Land Use and Transportation Plan. The Knox County General Plan, which the sector plans were part of, was the active plan at the time of the application. Therefore, this sector plan amendment request was reviewed under the General Plan.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This area has been transitioning from the A (Agricultural) zone to the PR (Planned Residential) zone with densities ranging from 2 to 8 du/ac since 2002.

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

1. In 2007, Majestic Grove Rd and Mountain Grove Dr were constructed as internal streets for the commercial development along Chapman Hwy at E Governor John Sevier Hwy. At the same time, Chapman Hwy was improved to include turn lanes into the new development.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The AG (Agricultural) land use designation is not the result of an error or omission in the sector plan. However, the area immediately to the west of this property is also classified with the AG land use classification, but these developments do not meet the AG land use classification description. These areas were developed in the 1970s and 1990s, and the sector plan should have considered the RR land use classification for those developments. RR may be considered in the Rural Area of the Growth Policy Plan.

2. The RR land use classification allows consideration of PR up to 1 du/ac in the South County Sector Plan.

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

1. The large commercial development along Chapman Hwy at W Governor John Sevier Hwy warrants a significant change in the area over the last 10 years.

OTHER CONSIDERATIONS:

1. The subject property meets the RR (Rural Residential) land use classification's location criteria, which is for sites characterized as forested (tree covered), especially on moderate and steep slopes and by sites adjacent to agricultural areas where conservation/cluster housing subdivisions may be appropriate.

2. While the Sector Plan was the active plan at the time of the request, the Knox County Comprehensive Plan became effective on April 26th. This property has the SR (Suburban Residential) place type, which allows consideration of the PR zone with a density of up to 5 du/ac as requested. Therefore, while a plan amendment was required under the Knox County General Plan, one would not be needed for the Knox County Comprehensive Plan.

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:

- 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.

- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once 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.

**Action:** Withdrawn **Meeting Date:** 5/9/2024  
**Details of Action:** Withdrawn  
**Summary of Action:** Withdrawn  
**Date of Approval:** **Date of Denial:** **Postponements:** 3/7/24  
**Date of Withdrawal:** 5/9/2024 **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission  
**Date of Legislative Action:** 6/24/2024 **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:**