

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 5-A-24-SP      Related File Number: 5-E-24-RZ  
Application Filed: 3/19/2024      Date of Revision:  
Applicant: MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

General Location: South side of Millertown Pike, east of Pendleton Dr  
Other Parcel Info.:  
Tax ID Number: 60 019 (PART OF)      Jurisdiction: County  
Size of Tract: 6.24 acres  
Accessibility: Access is via Millertown Pike, a minor arterial street with a 20-ft pavement width within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use:      Density: 12 du/ac  
Planning Sector: Northeast County      Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context: This area is comprised of single-family subdivisions and individual single-family lots among farmland and hillside. There is a large commercial node to the west around the intersection of Millertown Pike and I-640.

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

Street: 5630 MILLERTOWN 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: This is not an extension of the General Plan designation. It is a minor extension of the zoning, but not at the requested density.  
History of Zoning: None noted

## PLAN INFORMATION (where applicable)

Current Plan Category: General Plan: LDR (Low Density Residential); Comprehensive Plan: SR (Suburban Residential)

Requested Plan Category: General Plan: MDR (Medium Density Residential); Comprehensive Plan: SR (Suburban Residential)

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.): Approve the MDR (Medium Density Residential) land use classification because it is compatible with changing development and population trends in the area.

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.

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

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

1. There has not been a significant change in the roadway infrastructure here. However, if sanitary sewer utilities were not previously present in this area, they have likely been brought closer to the subject property with the development of several residential subdivisions nearby.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. While it is not necessarily the result of an error in the Northeast County Sector Plan, the predominant LDR (Low Density Residential) land use classification in this area is at odds with the high prevalence of the RB (General Residential) zone here. The RB zone permits up to 12 du/ac by right and is not permitted in the LDR classification. It is permitted in the requested MDR (Medium Density Residential) land use classification.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There is no specific government policy that pertains to the requested MDR land use classification.

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

1. There has been a steady increase in the residential population around the subject property. Residential development includes the completion of the Meadows of Millertown subdivision in 2009 to the east, the Rushland Park subdivision in 2018 to the northeast, and the ongoing construction of the Clear Spring Plantation subdivision to the south.

2. There is a large commercial node 1/5 mile to the west where a Walmart was expanded in 2007 and where there has been significant service-oriented commercial infill development over the past 15 years.

3. These changes in the residential population and commercial amenities supports approval of the MDR land use classification on the subject property.

Action: Approved Meeting Date: 5/9/2024

Details of Action:

Summary of Action: Approve the MDR (Medium Density Residential) land use classification because it is compatible with changing development and population trends in the area.

Date of Approval: 5/9/2024 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:** 6/17/2024

**Ordinance Number:**

**Disposition of Case:** Withdrawn (no longer needed under Comprehensive Plan)

**If "Other":**

**Amendments:**

**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:**