

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COUNTY COMPREHENSIVE PLAN AMENDMENT



File Number: 5-F-25-PA Related File Number: 5-N-25-RZ

Application Filed: 3/24/2025 Date of Revision:

Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: West side of Snyder Rd, north of Outlet Dr

Other Parcel Info.:

Tax ID Number: 130 170, 171 Jurisdiction: County

Size of Tract: 18.48 acres

Accessibility: Access is via Snyder Road, a minor collector with a pavement width of 17 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Density: 12 du/ac

Planning Sector: Northwest County Plan Designation: RC (Rural Conservation), HP (Hillside Ridgetop Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is characterized by residential, rural, quasi-public uses, and commercial. Residential uses are a mix of single family residential dwellings on a range of lot sizes and multi-family dwellings. Rural uses are cleared and forested lots situated between developed areas. Quasi-public uses are a church adjacent to the subject site and a private education complex directly to the west. Commercial uses are auto-oriented large scale retail, service, and entertainment located between Outlet Drive & Snyder Road and I-40.

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

Street: 11538 SNYDER RD

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 would not be an extension of the plan designation or the zoning, though PR up to 18 du/ac is adjacent to the southwest.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)**Current Plan Category:** RC (Rural Conservation), HP (Hillside Protection)**Requested Plan Category:** SR (Suburban 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:** Jessie Hillman**Staff Recomm. (Abbr.):** Withdraw this application per the applicant's request.**Staff Recomm. (Full):****Comments:****Action:** Withdrawn**Meeting Date:** 6/12/2025**Details of Action:****Summary of Action:****Date of Approval:** **Date of Denial:** **Postponements:** 5/8/2025**Date of Withdrawal:** 6/12/2025 **Withdrawn prior to publication?:** ☐ **Action Appealed?:****LEGISLATIVE ACTION AND DISPOSITION****Legislative Body:** Knox County Commission**Date of Legislative Action:** 7/21/2025**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:**