

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COUNTY COMPREHENSIVE PLAN AMENDMENT



File Number: 8-E-24-PA **Related File Number:** 8-C-24-RZ
Application Filed: 6/24/2024 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: West side of Maryville Pike, south of Maloney Rd
Other Parcel Info.:
Tax ID Number: 135 022 **Jurisdiction:** County
Size of Tract: 6.5 acres
Accessibility: Access is via Maryville Pike, a minor arterial street with 38 ft of pavement width within 74 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** 2 du/ac
Planning Sector: South County **Plan Designation:** CI (Civic and Institutional), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This section of Maryville Pike is largely single family residential subdivisions and large agricultural tracts. IC King Park, a 230-acre county park, is across the street, and Mount Olive Elementary is 0.25 miles to the north on Maryville Pike.

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

Street: 0 MARYVILLE PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential), A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, this is an extension of the SR place type and PR zone.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic and Institutional), 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: Whitney Warner

Staff Recomm. (Abbr.): Approve the plan amendment to the SR (Suburban Residential) place type because it is consistent with the development and change of conditions in the area. The HP (Hillside Protection) area will be retained.

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:

There is no error or omission in the plan. However, the SR place type could have been considered as it is adjacent to the SR place type and adjacent to PR zoning.

OR, 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. This property may have been designated Civic and Institutional because of the Bethel Lutheran cemetery on the site since 1886. The church no longer owns the property, and this rezoning is a partial rezoning and does not include the portion of the property with the cemetery.
2. The Sevier Meadows subdivision developed 2 years ago. It is made of small lots averaging 5,000-10,000 sq ft.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. Just to the south, the sewer line was extended to the 77-lot Sevier Meadows subdivision around 2022.

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

1. Looking at the Knoxville-Knox County Development Activity Reports from 2021 to 2023, the South County has increased building permits. A total of 1,079 new residential units were added from 2012-2021. From 2014-2023, the number of new residential units increased to 1,539 units.

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

1. Residential development at the proposed location is consistent with the Comprehensive Plan's implementation policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. This property is within a mile of 2 County parks, an elementary school, and a senior center. The PR zone permits houses, duplexes and multi-dwelling structures and developments.

Action: Approved

Meeting Date: 8/8/2024

Details of Action:

Summary of Action: Approve the plan amendment to the SR (Suburban Residential) place type because it is consistent with the development and change of conditions in the area. The HP (Hillside Protection) area will be retained.

Date of Approval: 8/8/2024

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: 9/16/2024

Ordinance Number:

Disposition of Case: Approved

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: