

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COMPREHENSIVE PLAN AMENDMENT



File Number: 8-G-24-PA Related File Number: 8-O-24-RZ
Application Filed: 6/25/2024 Date of Revision:
Applicant: LOGAN HIGGINS

PROPERTY INFORMATION

General Location: South side of W Governor John Sevier Hwy, east of South Point Rd
Other Parcel Info.:
Tax ID Number: 137 151 Jurisdiction: County
Size of Tract: 4.84 acres
Accessibility: Access is via W. Governor John Sevier Highway, a major arterial with a 35-ft pavement width within 150-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density: 8 du/ac
Planning Sector: South County Plan Designation: RC (Rural Conservation)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is a mix of undeveloped land and single family residential dwellings with some multifamily in the general area. There is a large commercial node 0.7 miles to the northeast at the intersection of W Governor John Sevier Highway and Chapman Highway.

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

Street: 0 W GOVERNOR JOHN SEVIER HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 2 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, this will not be an extension of the placetype or zoning. However, PR with up to 7 du/ac is adjacent to the east.
History of Zoning: In 2022, the property was rezoned from A (Agricultural) and RB (General Residential) to PR(k) (Planned Residential) wth up to 2 du/ac (4-T-22-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: RC (Rural Conservation)
Requested Plan Category: SMR (Suburban Mixed 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: Samiul Haque
Staff Recomm. (Abbr.): Approve the SR (Suburban Residential) place type because it would be an extension of the SR place type and meets two required criteria for 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. There are no apparent errors or omissions in the Comprehensive Plan with regard to the subject property's RC (Rural Conservation) place type. The designation was placed along ridges and waterways for conservation purposes and follows the path of McCall Branch Creek in this area.

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. There has been a considerable increase in residential development in this area. Examples of this include the Wells Creek single-family subdivision 0.5 miles south of the property (constructed in 2019), White Oak Crossing affordable multifamily housing along Chapman highway (constructed between 2018-2020), and expansion of the Wildwood Gardens subdivision 0.85 miles to the northwest (2009-2024). There is also a cluster of townhouses and single-family developments 0.8 miles to the west that were built in the 1990s under the PR (Planned Residential) zone with a density of up to 8 du/ac.
2. The Planning Commission has approved several rezoning requests within 0.5 miles of the subject parcel over the last three years, including a case from last month (7-G-24-RZ: RA to PR at 8 du/ac) and the two PR zoned properties to the west (3-M-23-RZ and 4-L-24-RZ).
3. The recommended SR place type could allow more housing density than the RC place type and would be consistent with these nearby changes. This would be more appropriate than the requested SMR place type since it would be an extension of the SR place type from the north and west sides.

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

1. No known new roads or utilities have been introduced to this area since the adoption of the Comprehensive Plan.

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

1. No known new data is known to be available since the adoption of the Comprehensive Plan that warrants reconsideration of the original plan.

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

1. Implementation Policy 2 - Ensure that development is sensitive to existing community character. This would be an extension of the SR place type from two sides and would allow development that is similar to the surrounding area.

2. Implementation Policy 5 - Create neighborhoods with a variety of housing types and amenities in close proximity. The property is close to a large commercial node at the intersection of W Governor John Sevier Highway and Chapman Highway. The broader area has a mix of housing types including an apartment complex and a townhouse subdivision within 0.8 miles.
3. Implementation Policy 6 - Promote attainable housing that meets the needs of the current and future residents. The SR place type allows consideration of more housing density (up to 12 du/ac with the PR zone) than the present RC place type.

Action: Approved **Meeting Date:** 8/8/2024

Details of Action:

Summary of Action: Approve the SR (Suburban Residential) place type because it would be an extension of the SR place type and meets two required criteria for plan amendment.

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: 10/21/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: