



# PLAN AMENDMENT REPORT

▶ **FILE #:** 10-E-23-SP

**AGENDA ITEM #:** 6

**AGENDA DATE:** 10/5/2023

▶ **APPLICANT:** MAPLE LANE HOMES LLC

**OWNER(S):** Jack and Megan Piper Maple Lane Homes LLC

**TAX ID NUMBER:** 106 N K 017.01

[View map on KGIS](#)

**JURISDICTION:** Council District 2

**STREET ADDRESS:** 0 WESTRIDGE DR

▶ **LOCATION:** North side of Westridge Dr, west side of Gregg Ruth Way

▶ **APPX. SIZE OF TRACT:** 19345 square feet

**SECTOR PLAN:** Northwest City

**GROWTH POLICY PLAN:** N/A (Within City Limits)

**ACCESSIBILITY:** Access is via Westridge Dr, a local road with a 25-ft pavement width within a 35-ft right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Fourth Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** CI (Civic and Institutional) / RN-1 (Single-Family Residential Neighborhood)

▶ **PROPOSED PLAN DESIGNATION:** LDR (Low Density Residential)

▶ **EXISTING LAND USE:** Public/Quasi Public Land

**EXTENSION OF PLAN DESIGNATION:** Yes it is an extension.

**HISTORY OF REQUESTS:** Rezoned from R-1A (Single Family Exclusive Residential) to R-1 (Single Family Residential) in 1999 (File # 7-T-1999). The property was designated LDR with most of the West Hills area in the 1980's.

**SURROUNDING LAND USE AND PLAN DESIGNATION:**  
North: Public/Quasi Public Land- RN-1 (Single-Family Residential)  
South: Single family residential - RN-1 (Single-Family Residential)  
East: Single family residential - RN-1 (Single-Family Residential)  
West: Single family residential - RN-1 (Single-Family Residential)

**NEIGHBORHOOD CONTEXT** This area is comprised of a church, West Hills Elementary School, and single family residential homes with lots ranging from 15,000 sq. ft to 2 acres.

## STAFF RECOMMENDATION:

▶ **Approve the sector plan amendment to LDR (Low Density Residential) because it is consistent with the conditions and development in the area.**

**COMMENTS:**

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This area is a well-established neighborhood. The subject property was owned by the church and was designated as Public/Quasi Public Land. The property recently sold, and the new owners are seeking low density residential, which is consistent with the surrounding properties.

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

1. There are no current plans to improve streets or utilities in the area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While the current CI (Civic/Institutional) land use classification is not the result of an error, the LDR designation is an appropriate consideration at this location. The subject property and surrounding area is in the Urban Growth Boundary and is within a low density residential subdivision.

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

1. This is a well-established neighborhood, and the sector plan amendment is consistent with the surrounding development.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with the 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 a 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/14/2023 and 11/28/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



# PLAN AMENDMENT REPORT

▶ **FILE #:** 10-E-23-PA **AGENDA ITEM #:** 6

**AGENDA DATE:** 10/5/2023

▶ **APPLICANT:** MAPLE LANE HOMES LLC  
**OWNER(S):** Jack and Megan Piper Maple Lane Homes LLC

**TAX ID NUMBER:** 106 N K 01701 [View map on KGIS](#)

**JURISDICTION:** Council District 2

**STREET ADDRESS:** 0 WESTRIDGE DR

▶ **LOCATION:** North side of Westridge Dr, west side of Gregg Ruth Way

▶ **APPX. SIZE OF TRACT:** 19345 square feet

**SECTOR PLAN:** Northwest City

**GROWTH POLICY PLAN:** N/A (Within City Limits)

**ACCESSIBILITY:** Access is via Westridge Dr, a local road with a 25-ft pavement width within a 35-ft right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Fourth Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** CI (Civic and Institutional) / RN-1 (Single-Family Residential Neighborhood)

▶ **PROPOSED PLAN DESIGNATION:** LDR (Low Density Residential)

▶ **EXISTING LAND USE:** Public/Quasi Public Land

**EXTENSION OF PLAN DESIGNATION:** Yes it is an extension.

**HISTORY OF REQUESTS:** Rezoned from R-1A (Single Family Exclusive Residential) to R-1 (Single Family Residential) in 1999 (File # 7-T-1999). The property was designated LDR with most of the West Hills area in the 1980's.

**SURROUNDING LAND USE AND PLAN DESIGNATION:**  
North: Public/Quasi Public Land- RN-1 (Single-Family Residential)  
South: Single family residential – RN-1 (Single-Family Residential)  
East: Single family residential - RN-1 (Single-Family Residential)  
West: Single family residential - RN-1 (Single-Family Residential)

**NEIGHBORHOOD CONTEXT** This area is comprised of a church, West Hills Elementary School, and single family residential homes with lots ranging from 15,000 sq. ft to 2 acres.

**STAFF RECOMMENDATION:**

▶ **Approve the One Year Plan amendment to LDR (Low Density Residential) because it is compatible with surrounding land uses.**

**COMMENTS:**

**ONE YEAR PLAN AMENDMENT REQUIREMENTS:**

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)**

**AN ERROR IN THE PLAN:**

1. While the current classification of CI (Civic/Institutional) is not the result of an error in the One Year Plan, it is tied to the zoning of the church next door. This property was recently purchased and is no longer associated with the church. This request is to change the land use classification to be consistent with the surrounding residential properties.

**A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:**

1. This is a well-established subdivision. There are no current plans to improve streets or utilities in the area.

**A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. There is no notable changes in public policy. This is the result of the church selling the property.

**NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:**

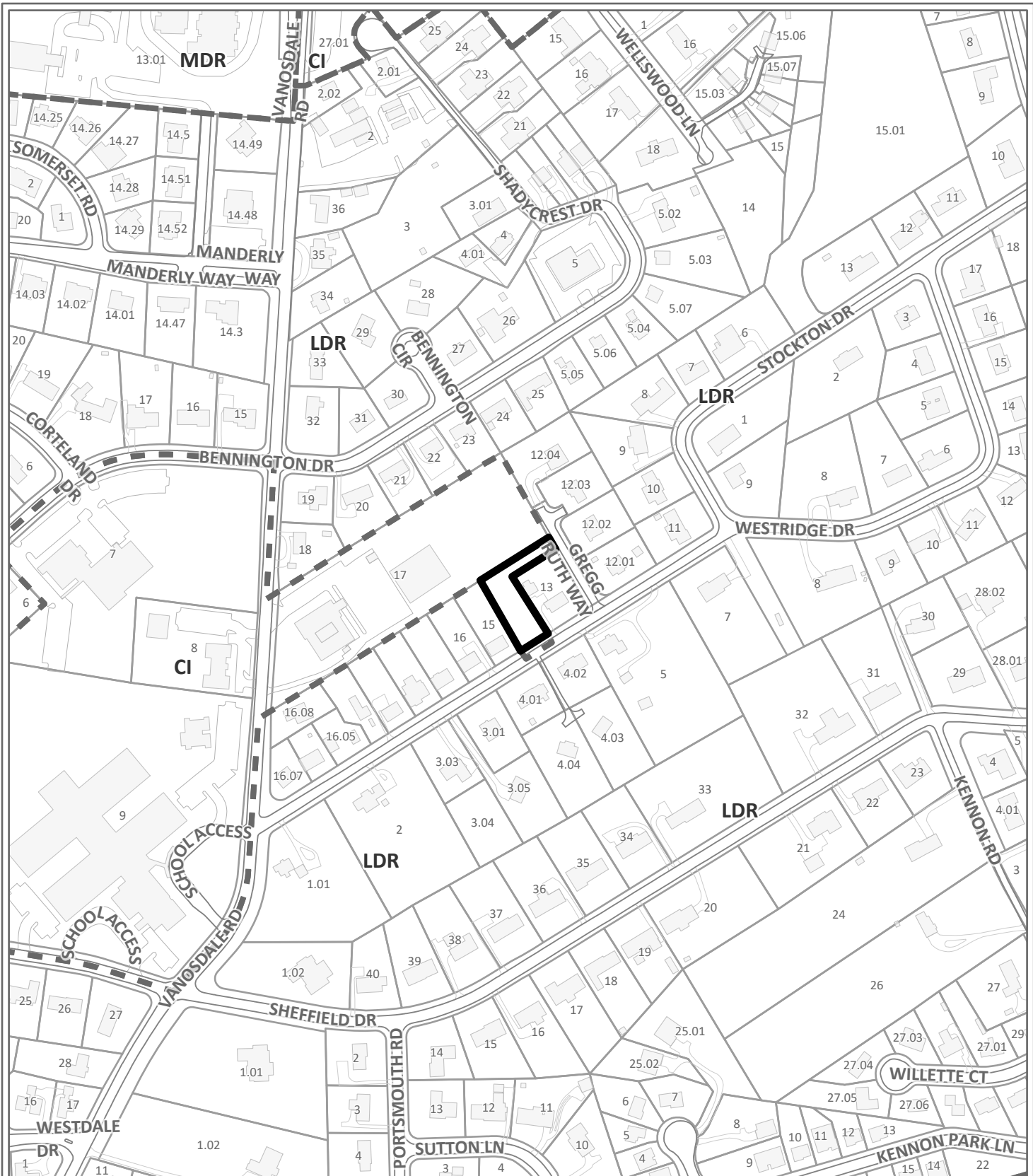
1. There are no new studies specific to this request. However, the LDR classification represents a return to the original plans for this area and is compatible with adjacent land uses.

2. This parcel was recently purchased from the church next door. This request is to change the land use classification to be consistent with the surrounding residential properties.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/14/2023 and 11/28/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**10-E-23-SP  
NORTHWEST CITY SECTOR PLAN MAP**

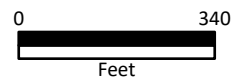


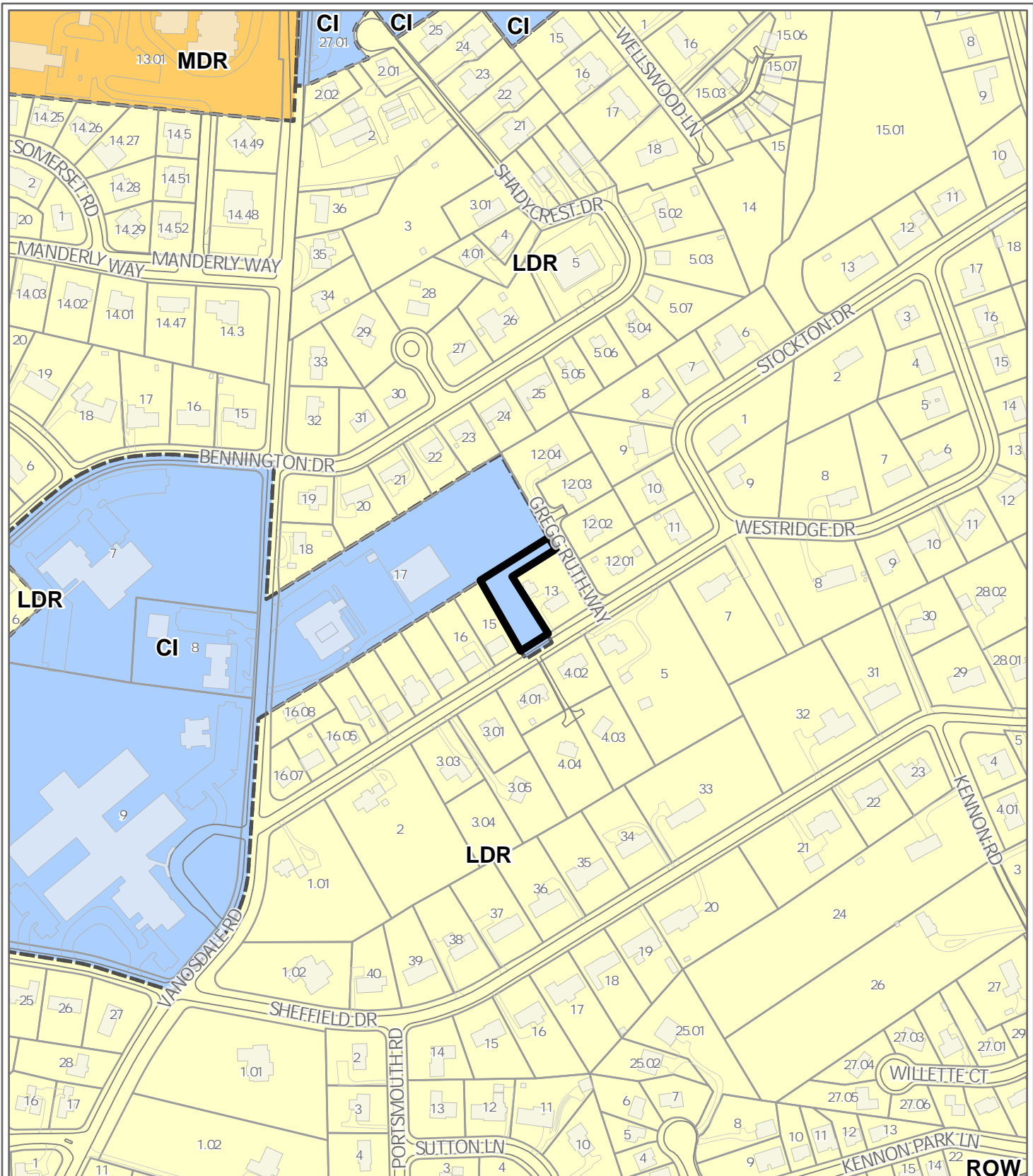
**From:** CI (Civic and Institutional)  
**To:** LDR (Low Density Residential)

**Original Print Date:** 8/24/2023  
Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Petitioner:** Maple Lane Homes LLC

**Map No:** 106  
**Jurisdiction:** City





**ONE YEAR PLAN MAP**

**10-E-23-PA**

Petitioner: Maple Lane Homes LLC



From: CI (Civic and Institutional)

To: LDR (Low Density Residential)

Map No: 106  
Jurisdiction: City

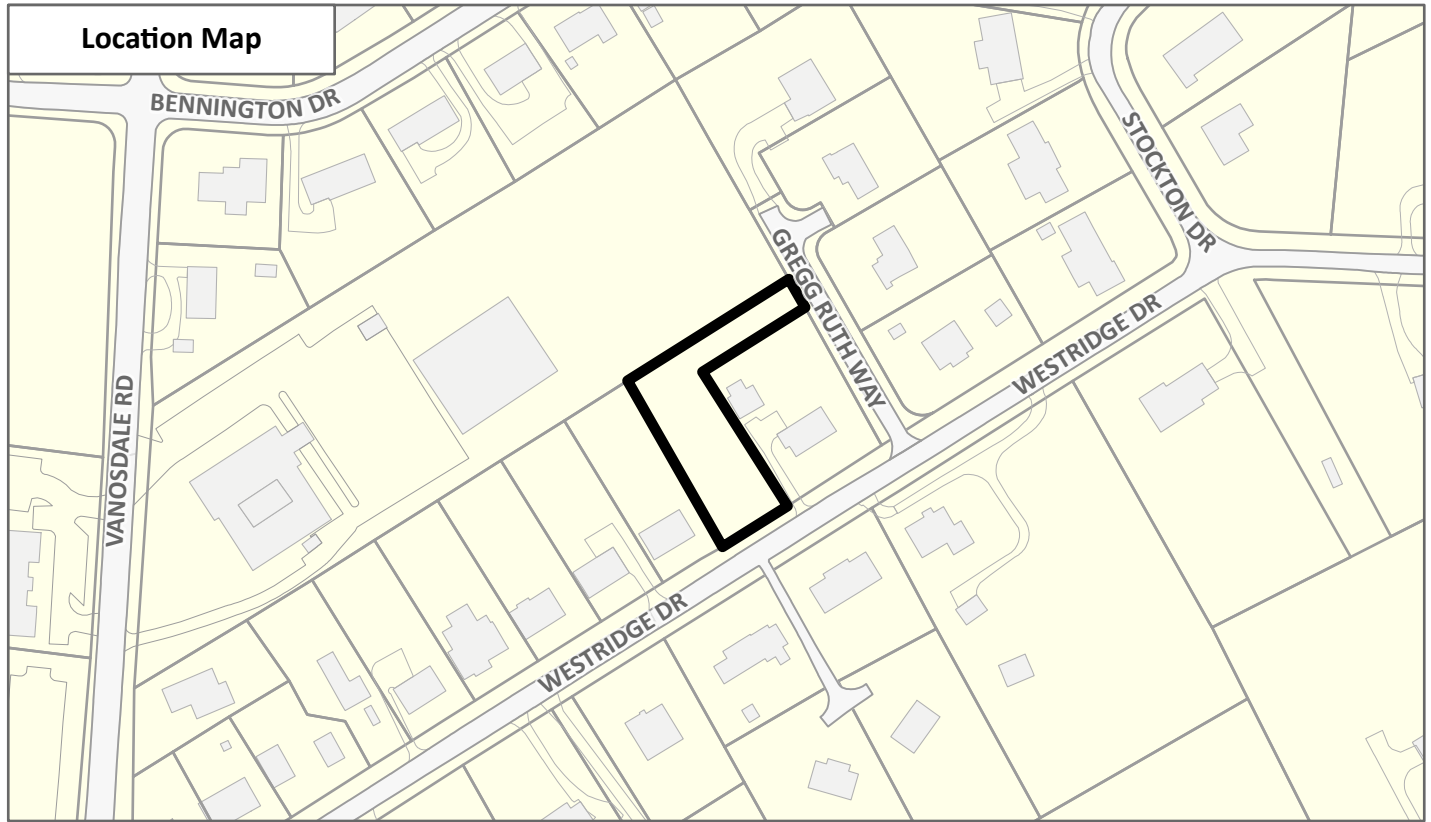
Original Print Date: 9/13/2023  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





# Exhibit A. Contextual Images

Location Map



Aerial Map

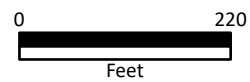


CONTEXTUAL MAPS 1

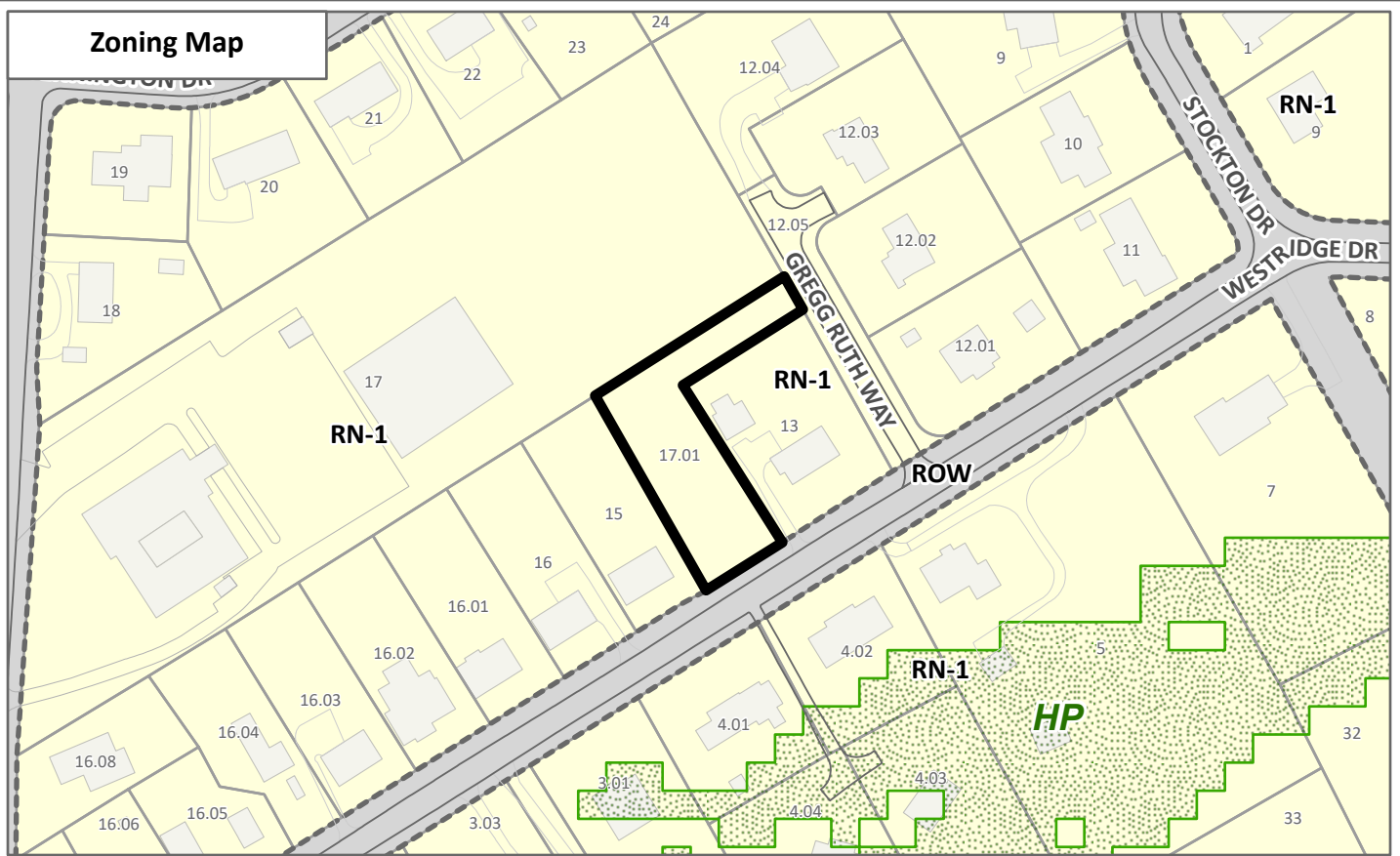
10-E-23-SP/10-E-23-PA



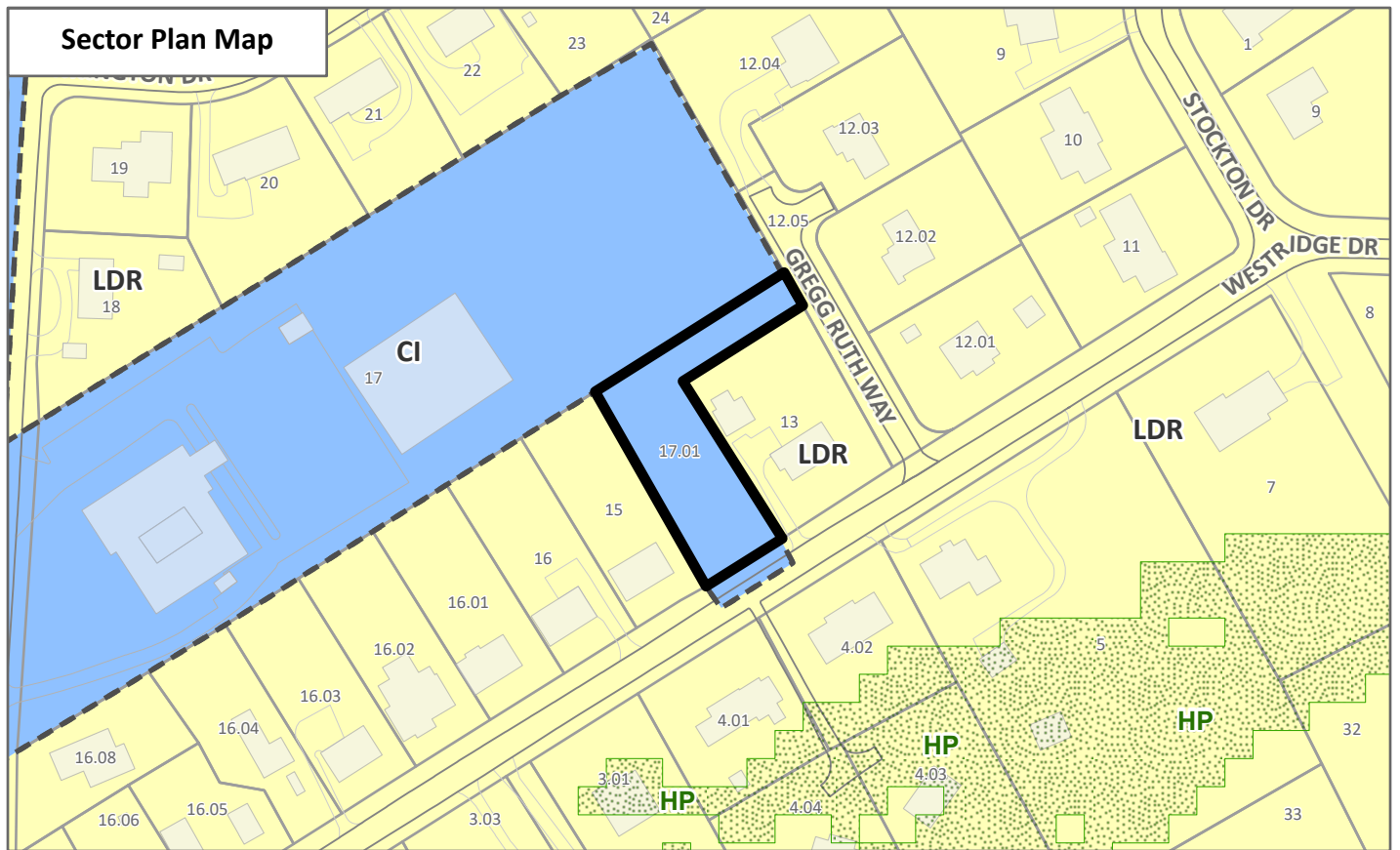
Case boundary



**Zoning Map**



**Sector Plan Map**

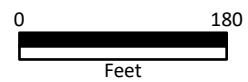


**CONTEXTUAL MAPS 2**

**10-E-23-SP/10-E-23-PA**

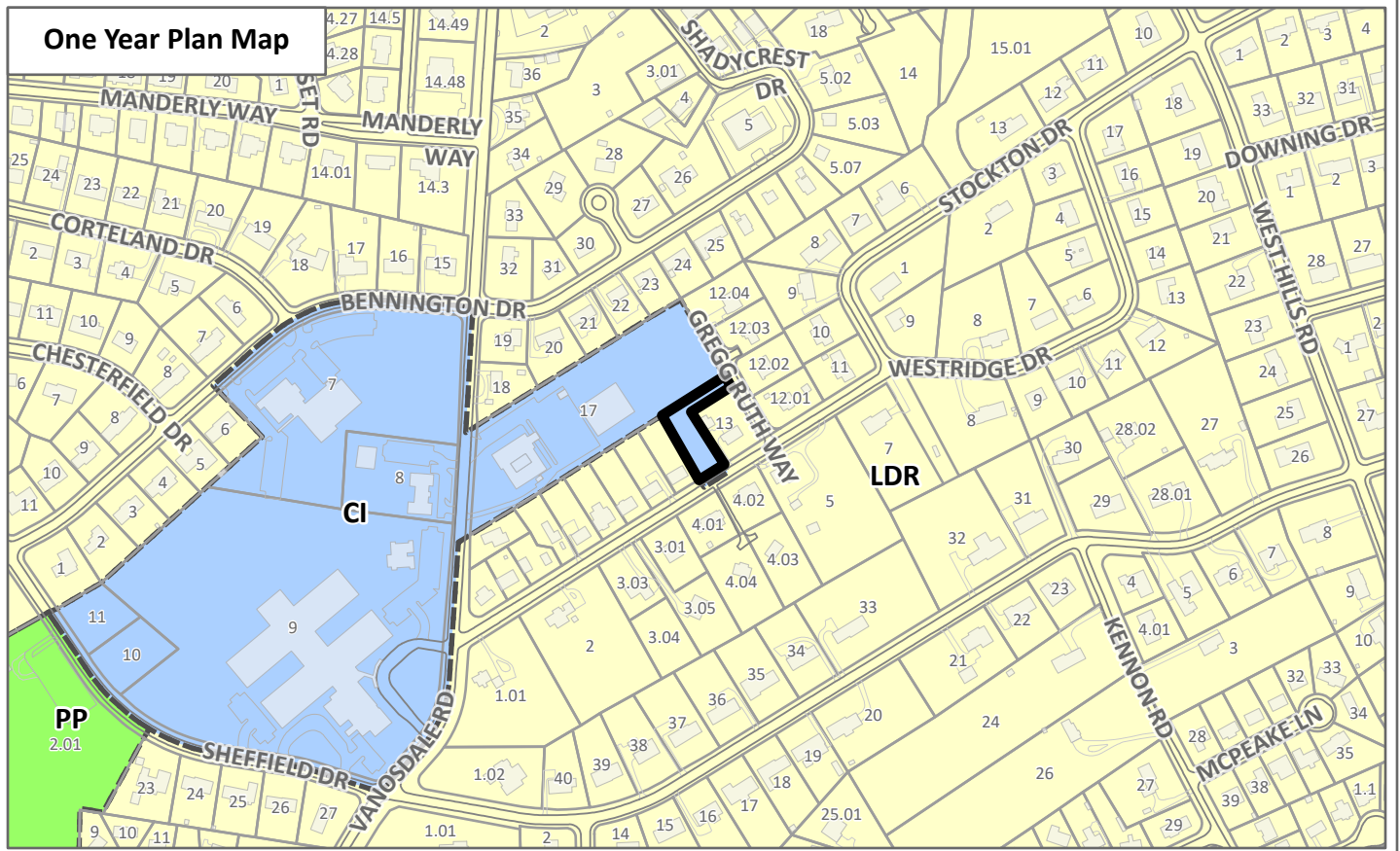


Case boundary

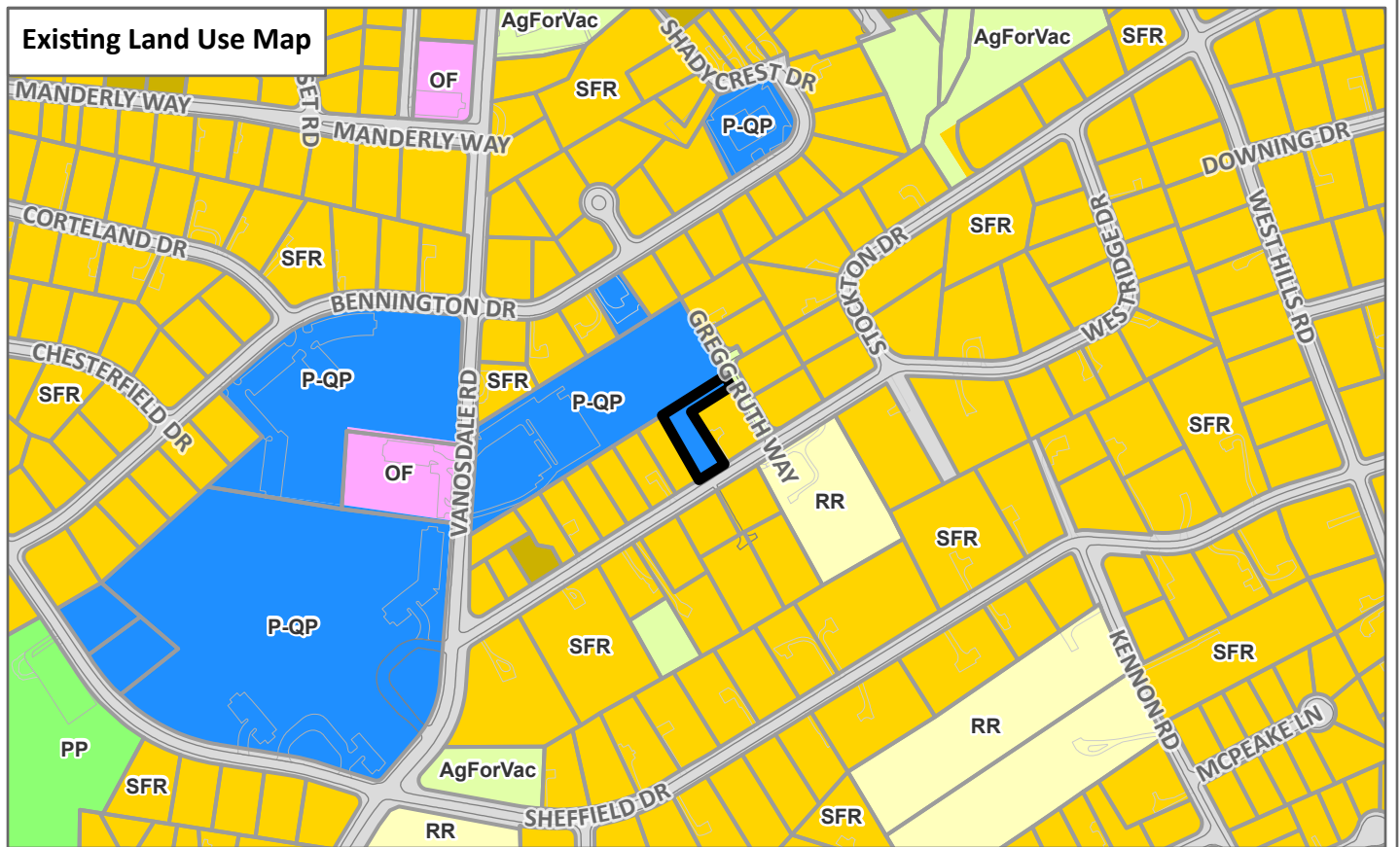




**One Year Plan Map**



**Existing Land Use Map**

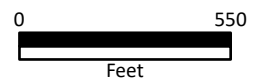


**CONTEXTUAL MAPS 3**

**10-E-23-SP/10-E-23-PA**



Case boundary





# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Maple Lane Homes LLC**

Applicant Name

Affiliation

**8/22/2023**

Date Filed

**10/5/2023**

Meeting Date (if applicable)

**10-E-23-SP**

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Jack and Megan Piper Maple Lane Homes LLC**

Name / Company

**7100 Westland Dr Knoxville TN 37919**

Address

**865-660-8748 / maplelanehomesllc@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Jack and Megan Piper Maple Lane Home 7100 Westland Dr Knoxville TN 37919**

Owner Name (if different)

Owner Address

**865-660-8748 / maplelanehome**

Owner Phone / Email

**0 WESTRIDGE DR**

Property Address

**106 N K 017.01**

Parcel ID

Part of Parcel (Y/N)?

**19345 square feet**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Westridge Dr, west side of Gregg Ruth Way**

General Location

City

**Council District 2**

**RN-1 (Single-Family Residential Neighborhood)**

**Public/Quasi Public Land**

County District

Zoning District

Existing Land Use

**Northwest City**

Planning Sector

**CI (Civic and Institutional)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment		
<b>LDR (Low Density Residential)</b>	Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information _____		

## STAFF USE ONLY

### PLAT TYPE

- Staff Review     Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)  
 Design Plan Certification (Final Plat)  
 Site Plan (Development Request)  
 Traffic Impact Study  
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$1,050.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Maple Lane Homes LLC</b>	<b>8/22/2023</b>
	Please Print	Date

Phone / Email

Property Owner Signature	<b>Jack and Megan Piper Maple Lane Homes LLC</b>	<b>8/22/2023</b>
	Please Print	Date



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Maple Lane Homes LLC**

Applicant Name

Affiliation

**8/22/2023**

Date Filed

**10/5/2023**

Meeting Date (if applicable)

**10-E-23-PA**

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Jack and Megan Piper Maple Lane Homes LLC**

Name / Company

**7100 Westland Dr Knoxville TN 37919**

Address

**865-660-8748 / maplelanehomesllc@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Jack and Megan Piper Maple Lane Home 7100 Westland Dr Knoxville TN 37919**

Owner Name (if different)

Owner Address

**865-660-8748 / maplelanehome**

Owner Phone / Email

**0 WESTRIDGE DR**

Property Address

**106 N K 01701**

Parcel ID

Part of Parcel (Y/N)?

**19345 square feet**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Westridge Dr, west side of Gregg Ruth Way**

General Location

City

**Council District 2**

**RN-1 (Single-Family Residential Neighborhood)**

**Public/Quasi Public Land**

County District

Zoning District

Existing Land Use

**Northwest City**

Planning Sector

**CI (Civic and Institutional)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment		
<b>LDR (Low Density Residential)</b>		
Proposed Plan Designation(s)		
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information		

## STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>\$1,050.00</b>	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Maple Lane Homes LLC</b> Please Print	<b>8/22/2023</b> Date
Phone / Email		
Property Owner Signature	<b>Jack and Megan Piper Maple Lane Homes LLC</b> Please Print	<b>8/22/2023</b> Date





# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- ~~Use on Review / Special Use~~
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP  OYP
- ~~Rezoning~~

Maple Lane Homes LLC

Applicant Name

8/21/2023

Oct 5th, 2023

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

### CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
  - Property Owner
  - Option Holder
  - Project Surveyor
  - Engineer
  - Architect/Landscape Architect
- Jack Piper Maple Lane Homes LLC

Name

7100 Westland Drive

Company

Knoxville

TN

37919

Address

865-660-8748

City

maplelanehomesllc@gmail.com

State

ZIP

Phone

Email

### CURRENT PROPERTY INFO

Maple Lane Homes LLC

7100 Westland Dr Knoxville TN 37919

865-660-8748

Property Owner Name (if different)

0 Westridge Drive

Property Owner Address

106NK01701

Property Owner Phone

Property Address

~~unknown~~ KUB

Parcel ID

~~unknown~~ KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

### DEVELOPMENT REQUEST

- Development Plan  ~~Use on Review / Special Use~~  Hillside Protection COA  
 Residential  Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_  
~~to build a two family dwelling on the property~~

Other (specify) \_\_\_\_\_

### SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number  Combine Parcels  Divide Parcel \_\_\_\_\_  
Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

### ZONING REQUEST

Pending Plat File Number

Zoning Change ~~RN 1 with LDR land use~~

Proposed Zoning

Plan Amendment Change LDR

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) \_\_\_\_\_

### STAFF USE ONLY

#### PLAT TYPE

- Staff Review  Planning Commission

#### ATTACHMENTS

- Property Owners / Option Holders  Variance Request

#### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

### AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

**1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent**

*Jack W Piper III* dotloop verified  
 08/21/23 2:51 PM EDT  
 ORKP-MIHN-ENRE-TC1S

Maple Lane Homes LLC

8/21/23

Applicant Signature

Please Print

Date

865-660-8748

maplelanehomesllc@gmail.com

Phone Number

Email

*Jack W Piper III* dotloop verified  
 08/21/23 2:51 PM EDT  
 AASV-KJLM-OEQA-NOQH

Jack W Piper

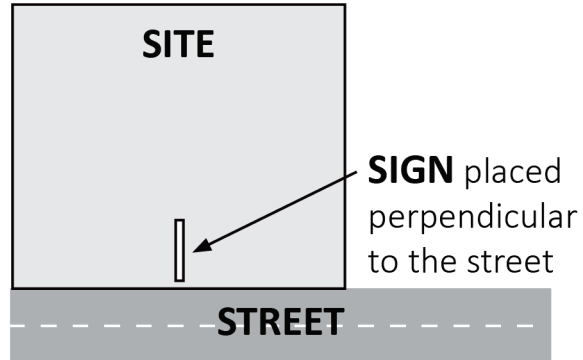
8/21/23

Property Owner Signature

Please Print

Date Paid

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Jack & Megan Piper

Date: 8/22/2023

File Number: 10-E-23-PA & 10-E-23-SP

- Sign posted by Staff
- Sign posted by Applicant