



PLAN AMENDMENT REPORT

► **FILE #:** 4-C-24-SP

AGENDA ITEM #: 9

AGENDA DATE: 4/11/2024

► **APPLICANT:** CHRISTOPHER SIBLEY

OWNER(S): Christopher Sibley Complete Home Solutions of TN Inc.

TAX ID NUMBER: 104 105

[View map on KGIS](#)

JURISDICTION: Commission District 3

STREET ADDRESS: 0 SCHAEFFER RD

► **LOCATION:** Southwest side of Schaeffer Rd, north of Harrison Springs Rd

► **APPX. SIZE OF TRACT:** 16882 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Schaeffer Rd, a major collector street with a 22 ft pavement width within a right-of-way range of 50-64 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** ROW (Major Rights-of-Way) / A (Agricultural), TO (Technology Overlay)

► **PROPOSED PLAN DESIGNATION:** O (Office)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

EXTENSION OF PLAN DESIGNATION: Yes, this is an extension of the Office land use classification.

HISTORY OF REQUESTS: The TO (Technology Overlay) was added in 1983 (12-FF-83-RZ).

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Pellissippi Parkway Right-of-way - ROW (Right-of-Way)

South: Agriculture/forestry/vacant land - O (Office)

East: Rural residential, agriculture/forestry/vacant land - MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), HP (Hillside Protection)

West: Pellissippi Parkway Right-of-way - ROW (Right-of-Way)

NEIGHBORHOOD CONTEXT: The area is comprised of detached single family home subdivisions and forested hillsides. Pellissippi Parkway abuts this property on the west.

STAFF RECOMMENDATION:

► **Approve the sector plan amendment to the O (Office) land use classification because the current ROW (Right-of-Way) land use classification is a result of an error in the plan.**

COMMENTS:

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. No known improvements have been made recently to Schaeffer Rd in the near vicinity of this property.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The parcel to the south is under the same ownership. In 2017, that parcel (ID 104 106) was approved for a sector plan amendment from Right-of-Way to Office soon after the sector plan updated because of an error in the plan (4-A-17-SP). The Northwest County Sector plan designated this parcel ID 104 106 as ROW because it was owned by Knox County and adjacent to the Schaeffer Road right-of-way. It was then purchased by a private individual. Also, it was previously designated Office in the 2008 update to the TTCDA Comprehensive Development Plan. This subject parcel has been privately owned as far back as 1972 and was previously designated Office in the TTCDA Comprehensive Development Plan 2008 update. Therefore, the Right-of-Way designation is a result of a mapping error in the plan.

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

1. There are no known public policy changes relating to this property and its land use classification.

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

1. The area to the east has been transitioning from A to RA and PR zones at low residential densities since 2003 and commercial and industrial to office uses where abutting residential developments since 2013.

OTHER CONSIDERATIONS:

1. The Office land use is an appropriate buffer between Pellissippi Parkway and low density residential neighborhoods.

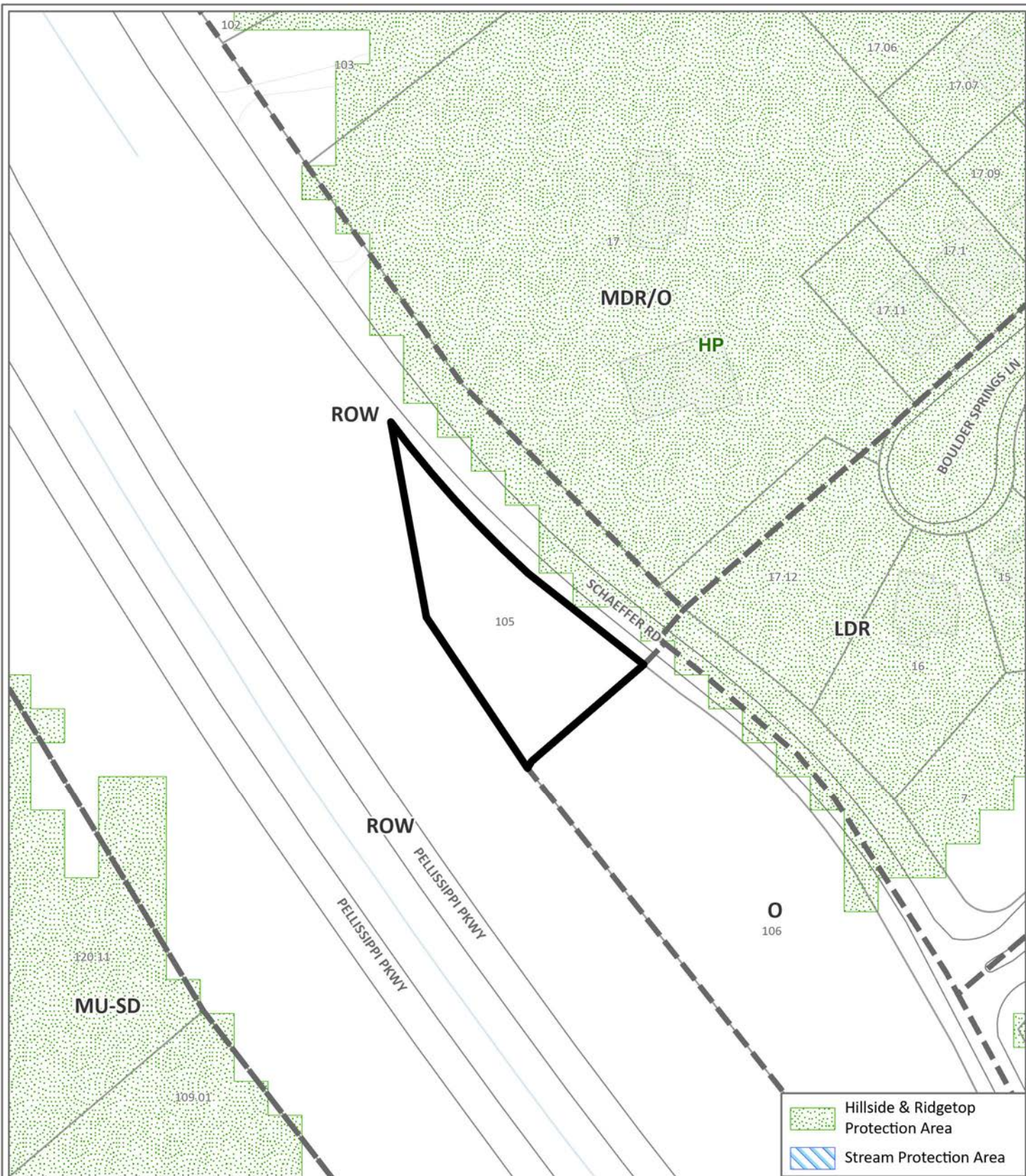
State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by 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 Knox County Commission for action on 5/20/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**4-C-24-SP
NORTHWEST COUNTY SECTOR PLAN MAP**

Petitioner: Christopher Sibley



From: ROW (Major Rights-of-Way)

To: O (Office)

Map No: 104

Jurisdiction: County

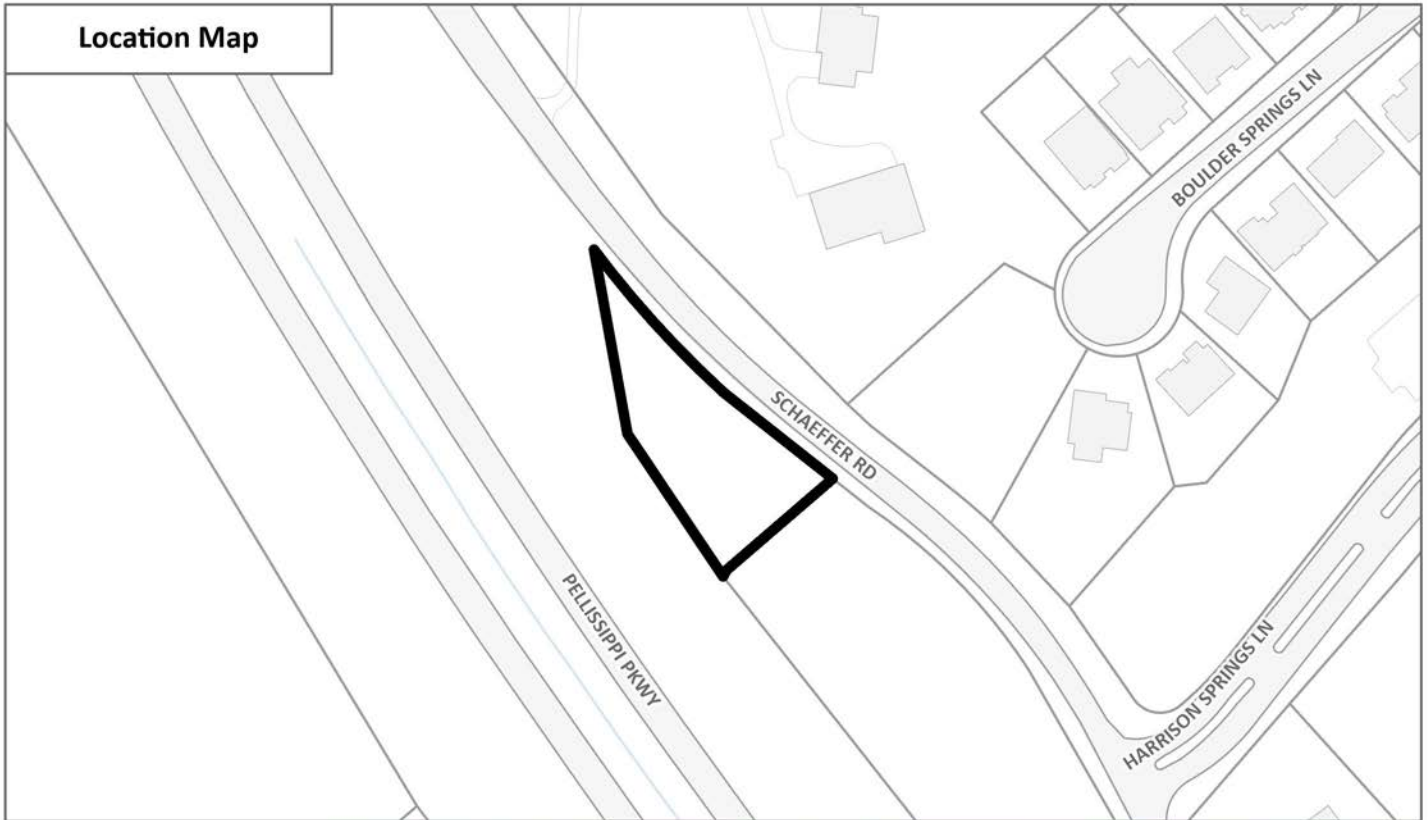


Original Print Date: 3/18/2024

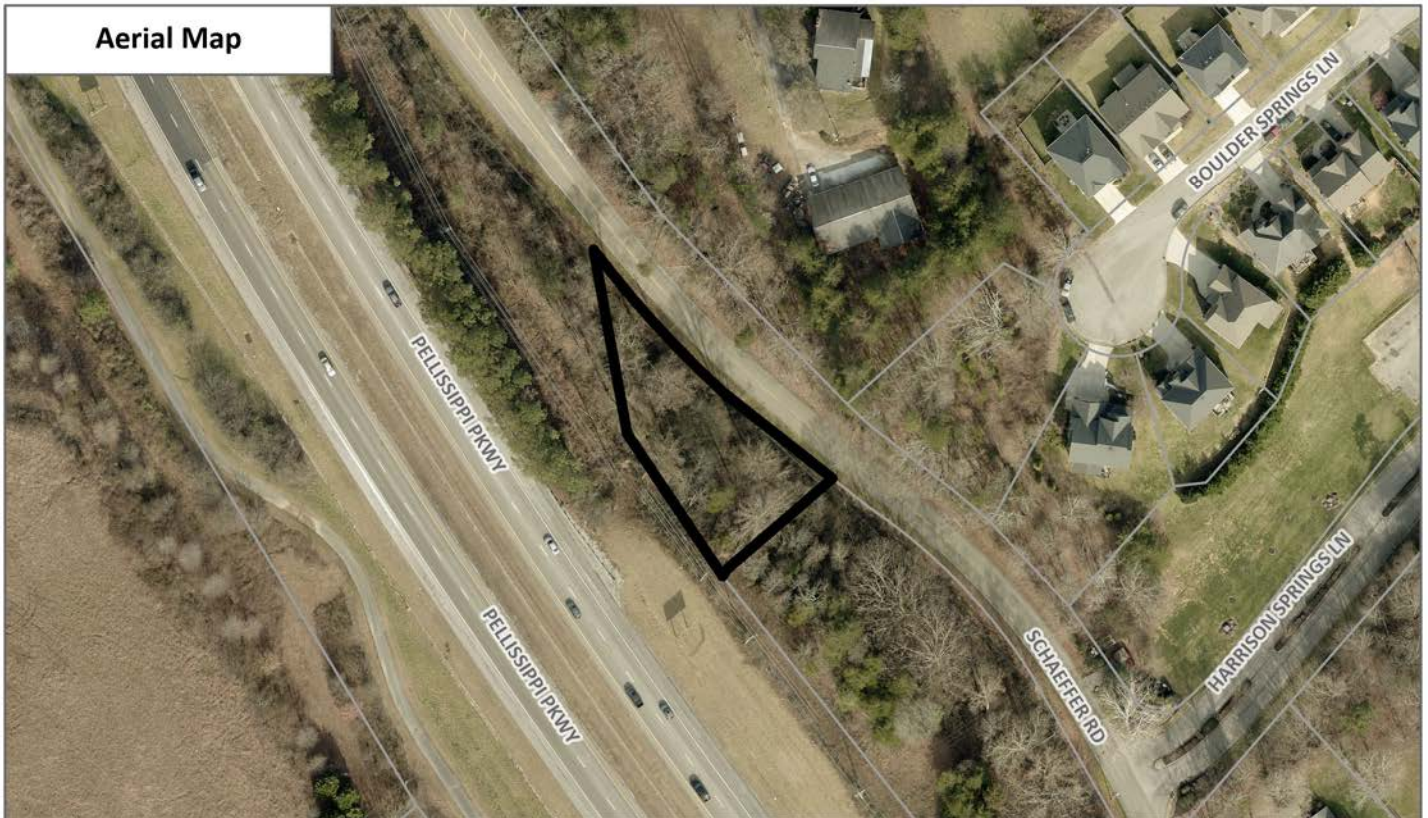
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images

Location Map



Aerial Map

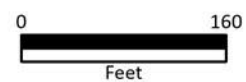


CONTEXTUAL MAPS 1

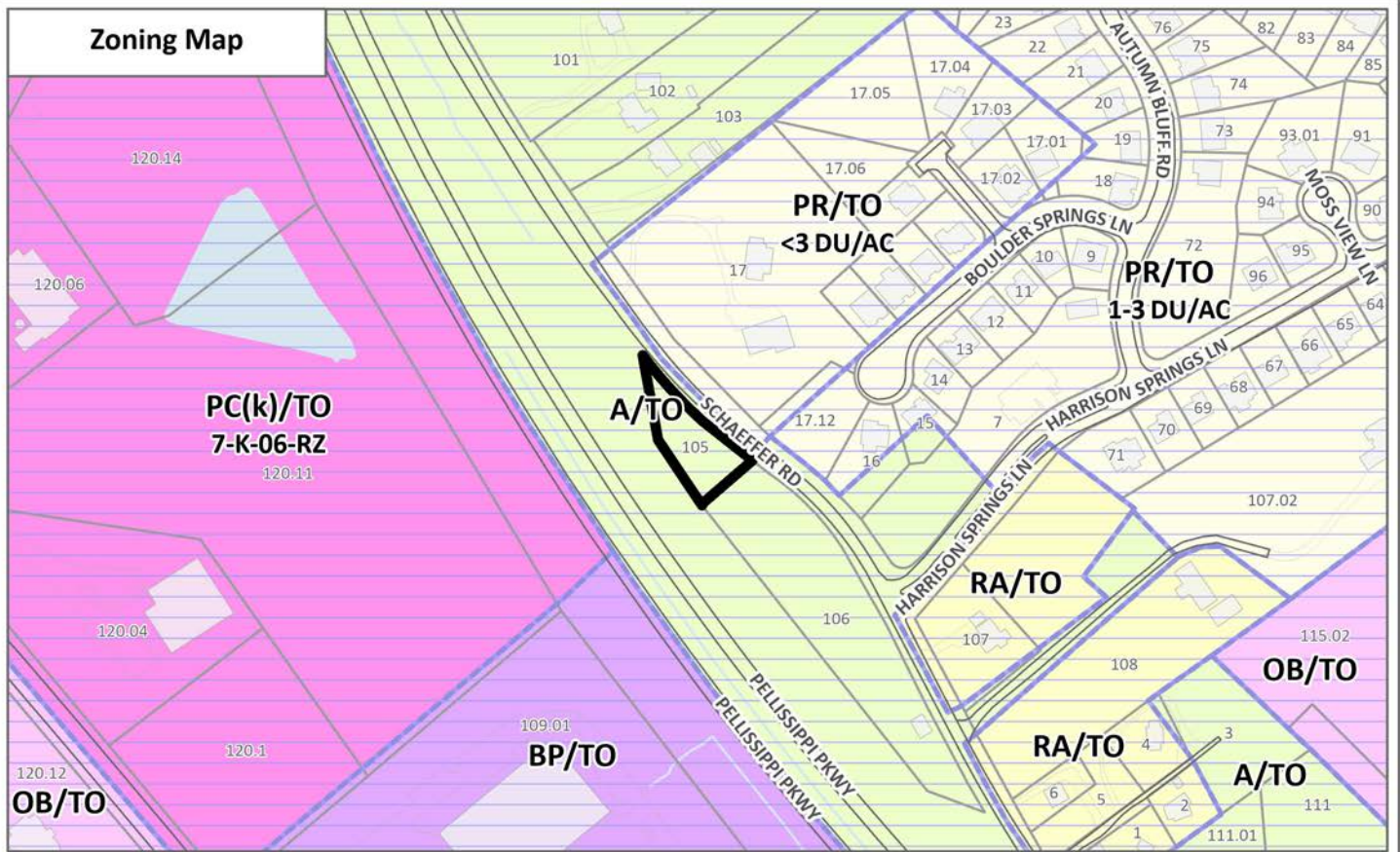
4-C-24-SP



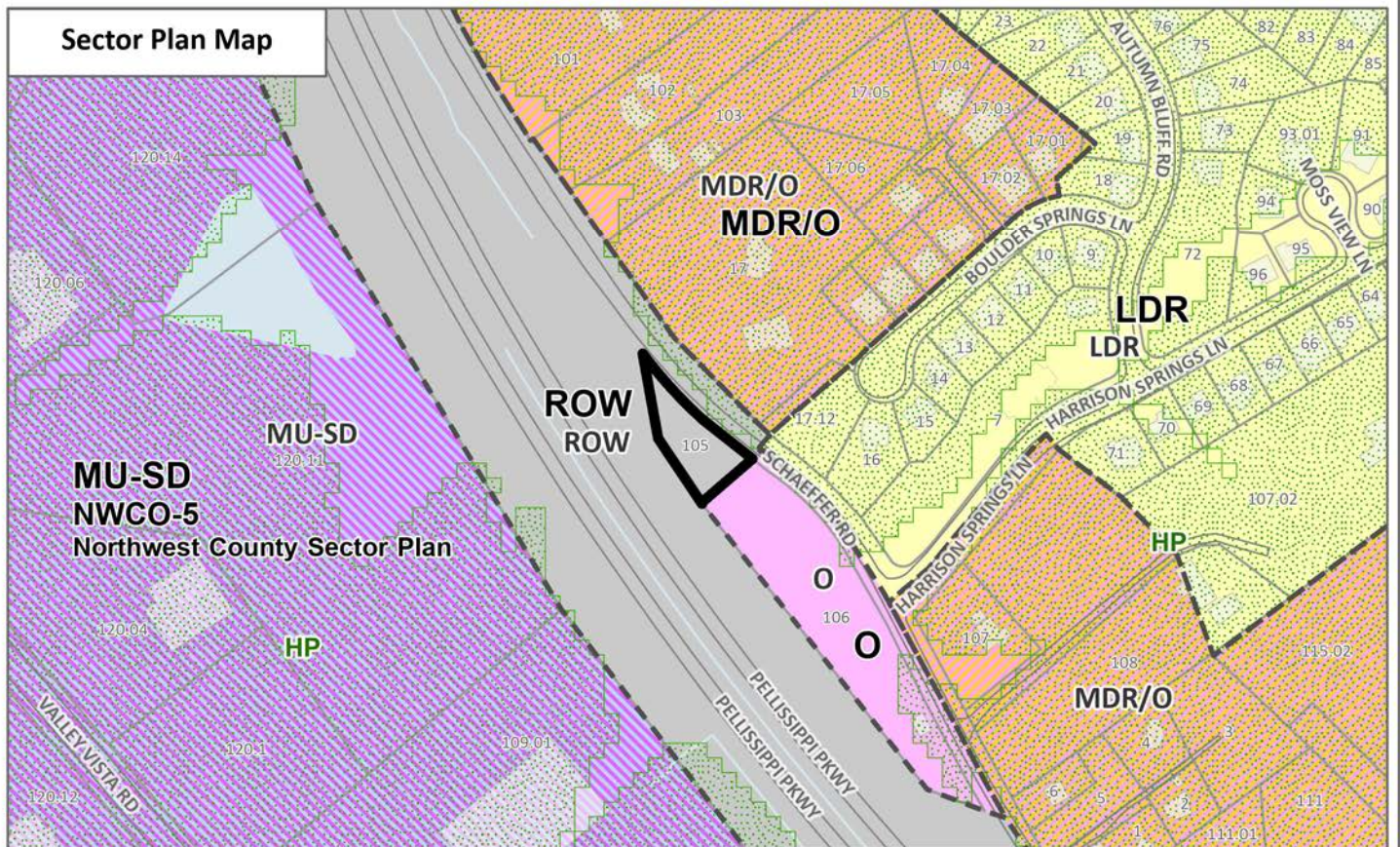
Case boundary



Zoning Map



Sector Plan Map

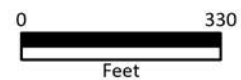


CONTEXTUAL MAPS 2

4-C-24-SP



Case boundary



Existing Land Use Map

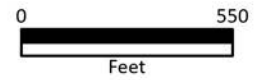


CONTEXTUAL MAPS 3

4-C-24-SP



Case boundary



*KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN*

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Christopher Sibley has submitted an application for an amendment to the Northwest County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Right of Way to Office is consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing April 11, 2024 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan with its accompanying staff report and map, file #4-C-24-SP

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



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

Christopher Sibley

Applicant Name

Affiliation

1/30/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-C-24-SP

File Number(s)

CORRESPONDENCE

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

Christopher Sibley Complete Home Solutions of TN Inc

Name / Company

315 Ebenezer Rd Knoxville TN 37923

Address

865-455-5264

Phone / Email

CURRENT PROPERTY INFO

Christopher Sibley Complete Home Solut 5713 Aloha Ave Knoxville TN 37921

Owner Name (if different)

Owner Address

865-455-5264

Owner Phone / Email

0 SCHAEFFER RD

Property Address

104 105

Parcel ID

16882 square feet

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Schaeffer Rd, north of Harrison Springs Rd

General Location

☐ City **Commission District 3 A (Agricultural), TO (Technology Overlay)**

☒ County District Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

Northwest County

Planning Sector

ROW (Major Rights-of-Way)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning Change

Proposed Zoning

Pending Plat File Number

- ☒ Plan
Amendment

O (Office)

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

\$0.00

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.

Christopher Sibley

1/30/2024

Applicant Signature

Please Print

Date

Phone / Email

Christopher Sibley Complete Home Solutions of TN Inc.

1/30/2024

Property Owner Signature

Please Print

Date

DEVELOPMENT

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

- ☐ Concept Plan
- ☐ Final Plat

☒ Plan Amendment
☒ SP ☐ OYP
☐ Rezoning

Owner

Affiliation

File Number(s)

Meeting Date (if applicable)

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

Complete Home Solutions of TN inc

Company

37923

ZIP

SibleySellsTN@gmail.com

Email

865-455-5264

Property Owner Phone

104 105

Parcel ID

Septic (Y/N)

Tract Size

Existing Land Use

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☐ Zoning Change

Proposed Zoning _____

☒ Plan Amendment Change **O - Office**

Proposed Plan Designation(s) _____

Pending Plat File Number

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

Authentisign


Christopher Sibley

01/29/24

Applicant Signature

Please Print

Date

865-455-5264

SibleySellsTN@gmail.com

Phone Number

Email

Authentisign


Christopher Sibley

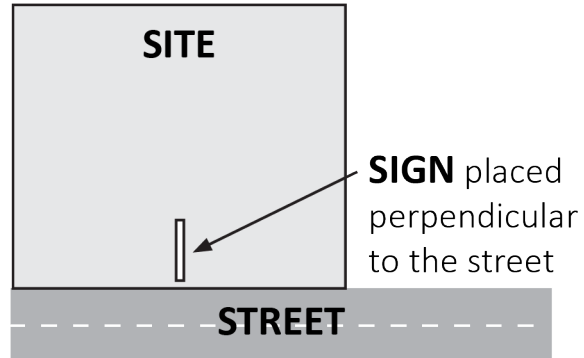
01/29/24

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: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant