



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 5-N-25-RZ
5-F-25-PA

AGENDA ITEM #: 39
AGENDA DATE: 5/8/2025

► **APPLICANT:** BENJAMIN C. MULLINS
OWNER(S): Joe Ann Sims

TAX ID NUMBER: 130 170, 171 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 11538 SNYDER RD (11546 SNYDER RD)

► **LOCATION:** West side of Snyder Rd, north of Outlet Dr

► **TRACT INFORMATION:** 18.48 acres

GROWTH POLICY PLAN: Planned Growth Area

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

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

► **PRESENT PLAN DESIGNATION/ZONING:** RC (Rural Conservation), HP (Hillside Protection) / A (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** SR (Suburban Residential), HP (Hillside Protection) / PR (Planned Residential)

► **EXISTING LAND USE:** Single Family Residential, Agriculture/Forestry/Vacant Land

► **DENSITY PROPOSED:** 12 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: 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 REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential, rural residential, agriculture/forestry/vacant land, public/quasi-public land (church) - RC (Rural Conservation) - A (Agricultural), Ra (Low Density Residential)

ZONING South: Single family residential, rural residential, agriculture/forestry/vacant land, multi-family residential - SMR (Suburban Mixed Residential) - PR (Planned Residential) up to 18 du/ac, OB (Office, Medical, and Related Services)

East: Single family residential, rural residential - RC (Rural Conservation) - A (Agriculture), PR (Planned Residential) up to 3.5 du/ac

West: Single family residential, public/quasi-public land (school) - RC (Rural Conservation), Civic/Institutional, Open Space Cluster Residential in the Town of Farragut - A (Agricultural) in the County, R-2 (General Single-family Residential) in Farragut

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.

STAFF RECOMMENDATION:

- **Deny the SR (Suburban Residential) place type because it does not meet the criteria for a plan amendment.**

- **Deny the PR (Planned Residential) zone up to 12 du/ac because it is incompatible with the Comprehensive Plan and infrastructure conditions.**

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. This request for the SR (Suburban Residential) place type is not the result of an error in the Comprehensive Plan. The description of the property's current RC (Rural Conservation) place type contemplates properties within the Planned Growth Area, as is the case with the subject property. In these circumstances, the RC designation is intended to maintain more compact and low impact site design that is similar in character to surrounding properties.
2. The subject property is part of a cohesive region of the RC place type designation where there are areas within the HP (Hillside Protection) designation, and residential density is generally no greater than 4 du/ac. The maximum density that can be considered in the RC place type in the Planned Growth Area is 5 du/ac, so existing development is consistent with permissible uses. The SR place type permits consideration of up to 12 du/ac, which is much more intensive than the surrounding RC designated areas.

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. The most significant changes of conditions in this area pertain to two large lots abutting the subject property to the south. The property at 810 Tapestry Way was rezoned to PR (Planned Residential) up to 18 du/ac in 2015 on the condition that access be limited to Outlet Drive. A 220-unit multifamily development was approved there in 2016. In 2024, the property at 11471 Outlet Drive was rezoned to OB (Office, Medical, and Related Services) and a 320-unit multifamily development was approved in 2025.
2. While there has been intensive residential development next to the subject property, these abutting lots only access Outlet Drive, a major collector street that is relatively new in its construction with a 48-ft pavement width, sidewalks and a center turn lane. The subject property's access is on Snyder Road, which is a minor collector street with a 17-ft pavement width and no shoulders. The access conditions on Snyder Road do not support the residential density that is permissible in the requested SR (Suburban Residential) place type.

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

1. There are no capital improvements planned to widen Snyder Road beyond its current 17-ft width. Where the subject property accesses this road, there is a crest to the south and a curve to the north that limits sight distance. These conditions do not support more intensive residential development under the SR place type.

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

1. There is no new information that warrants reconsideration of the Comprehensive Plan, adopted in 2024, as it pertains to the SR place type on the subject property.

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

1. Amending the plan from the RC to the SR place type would be inconsistent with the Comprehensive Plan's Implementation Policy 9, to coordinate infrastructure improvements with development. It would specifically be misaligned with Policy 9.3, to focus growth in areas already served by adequate infrastructure. Snyder Road is not adequately sized and graded to accommodate the level of residential development that the SR place type considers.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. While there is notable multifamily development constructed or approved for construction south of the subject property, those lots have exclusive access to Outlet Drive. The subject lot has access on Snyder Road, which is a much narrower and curving minor collector street where the PR (Planned Residential) zone at a density of 12 du/ac is inadvisable.

2. The rezoning of the abutting lot south of the subject property at the corner of Snyder Road and Outlet Drive to PR up to 18 du/ac in 2015 (case# 5-E-15-RZ) was informed by anticipated Tennessee Department of Transportation capital improvements that would connect Outlet Drive to Parkside Drive across I-40 (see Exhibit B). This transportation project has not come to fruition, and it is not anticipated to begin in the near future. There are not changing conditions that support an expansion of intensive residential development north along Snyder Road, where the context is more rural.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE

1. The purpose of the PR zone is to enable development that is responsive to environmental challenges on a site, such as streams or steep slopes. It is also intended to be compatible with surrounding or adjacent zones.

2. There is a stream and a swath of HP (Hillside Protection) area on this property, which aligns with the purpose of the PR zone. However, the requested density of 12 du/ac is inconsistent with the intent that development be compatible with adjacent zones. While there is PR zoning at a higher density to the south, that property only accesses Outlet Drive, a much larger street. The other abutting properties that have the same access on Snyder Road as the subject property are all zoned A (Agricultural), and have sparse residential development that is more aligned with the conditions of that relatively narrow collector street.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposed rezoning could adversely affect traffic safety and congestion on Snyder Road. The road has no shoulders, and is across from a private school driveway. There is a crest to the south and a sloped curve to the north of the property's access points, which could be vulnerable to traffic conflicts with the 221-unit development potential on this site with the requested density.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. PR zoning at a density of 12 du/ac cannot be considered in the RC (Rural Conservation) place type designation for this property, and a plan amendment to the SR (Suburban Residential) place type is not recommended by staff.

2. The requested rezoning is inconsistent with the Comprehensive Plan's Implementation Policy 9, to coordinate infrastructure improvements with development. The potential development of 221 dwellings on the subject property is not supported by the relatively narrow and curving conditions of Snyder Road. It is also incompatible with Policy 2, to ensure that development is sensitive to existing community character. While there is intensive residential development fronting Outlet Drive to the south, the residential character along Snyder Road remains low density and rural, in accordance with the RC place type.

ESTIMATED TRAFFIC IMPACT: 1946 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 12 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 6/16/2025. 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.



Request to Postpone • Table • Withdraw

Benjamin C. Mullins

5-5-25

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

May 8, 2025

Scheduled Meeting Date

File Number(s)

5-F-24-PA; 5-N-25-RZ

POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the June 12, 2025 Planning Commission Meeting.

WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

Benjamin C. Mullins

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

STAFF ONLY

Staff Signature

Shelley Gray

Shelley Gray

Please Print

05/08/2025

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

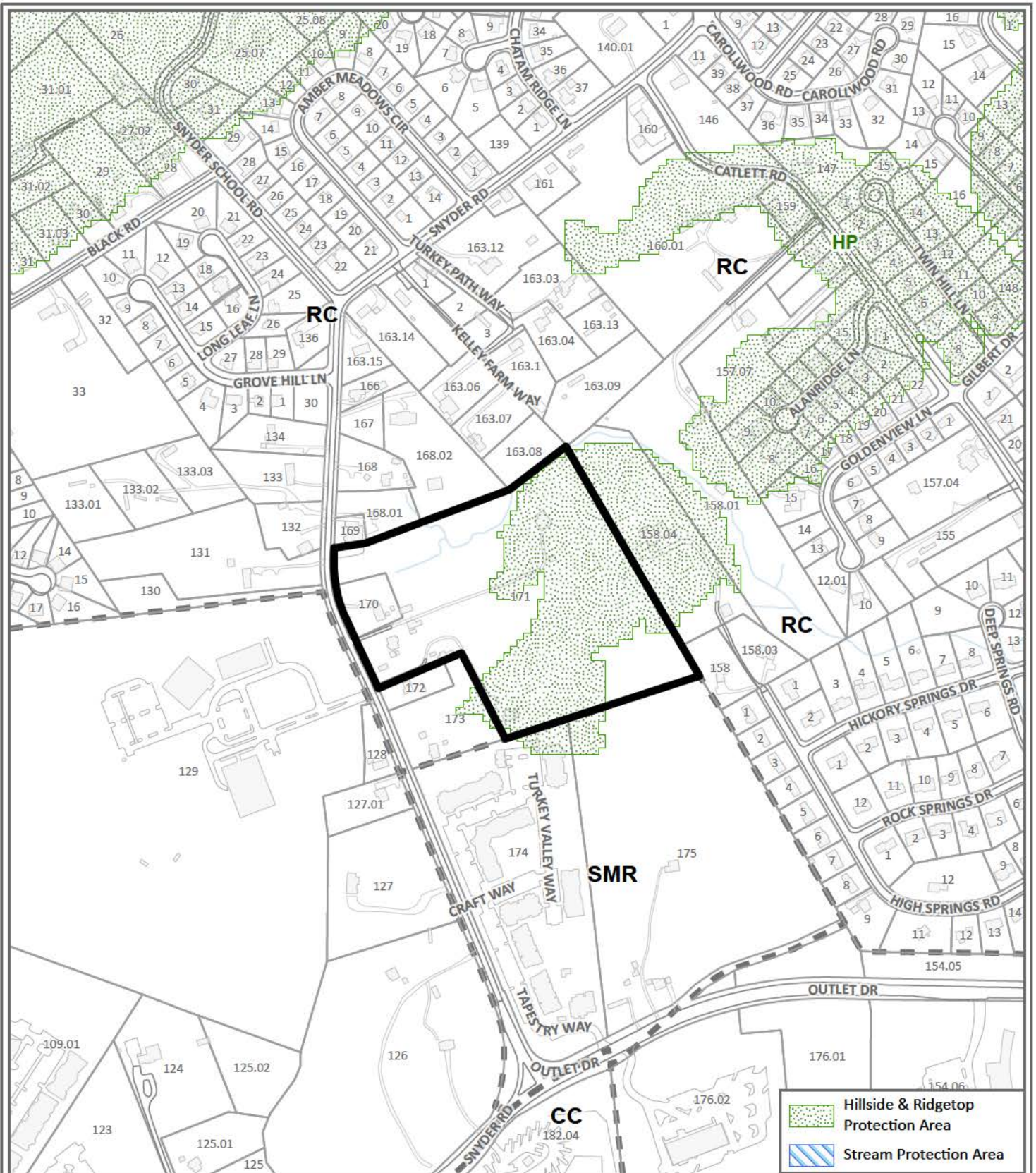
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**5-F-25-PA
COMPREHENSIVE LAND USE PLAN MAP**

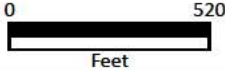


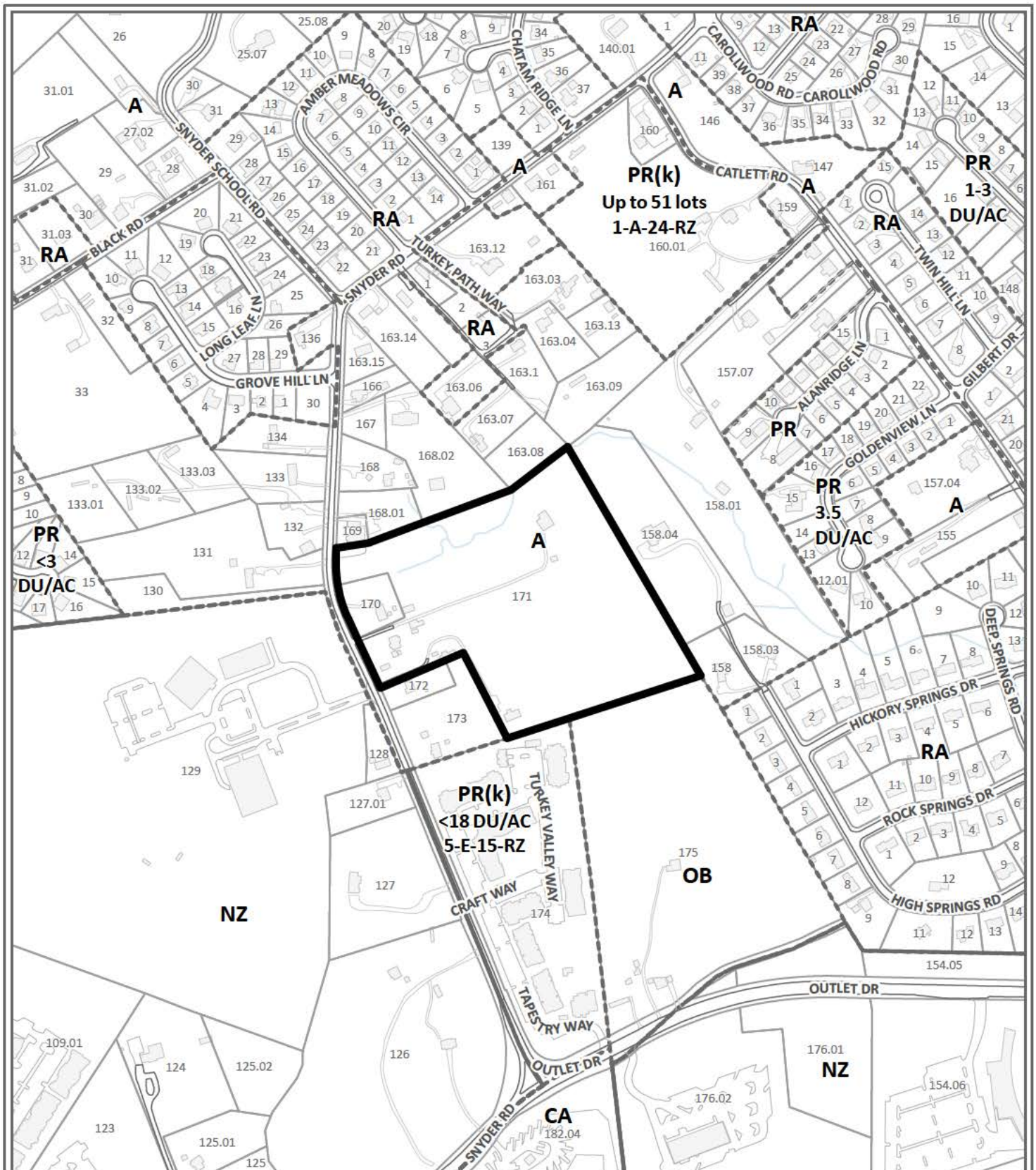
From: RC (Rural Conservation), HP (Hillside Protection)
To: SR (Suburban Residential), HP (Hillside Protection)

Original Print Date: 4/3/2025
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Benjamin C. Mullins

Map No: 130
Jurisdiction: County





REZONING

5-N-25-RZ



From: A (Agricultural)

To: PR (Planned Residential) 12 du/ac

Original Print Date: 3/28/2025

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

Petitioner: Benjamin C. Mullins

Map No: 130

Jurisdiction: County

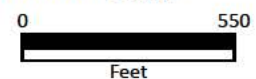
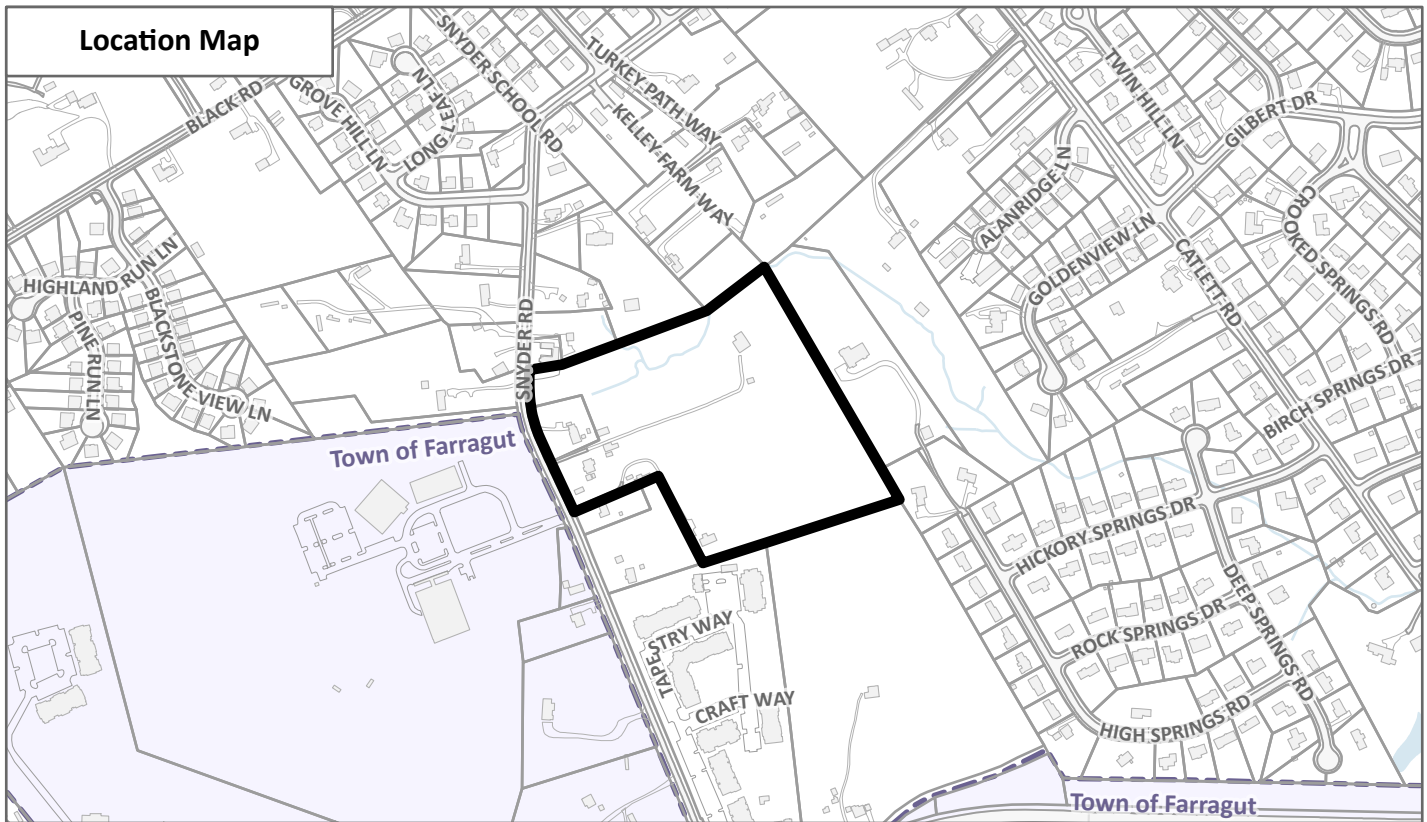


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

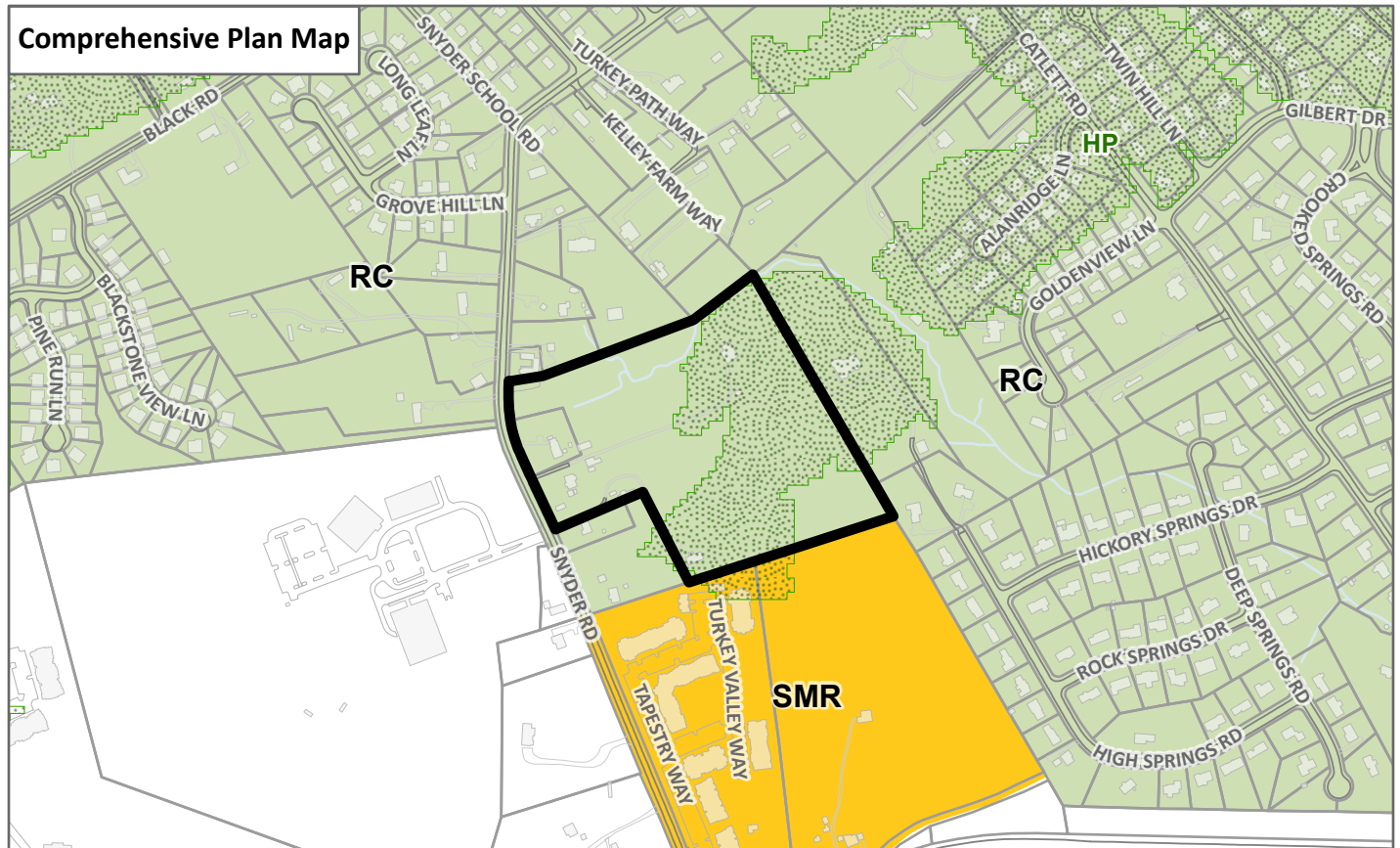
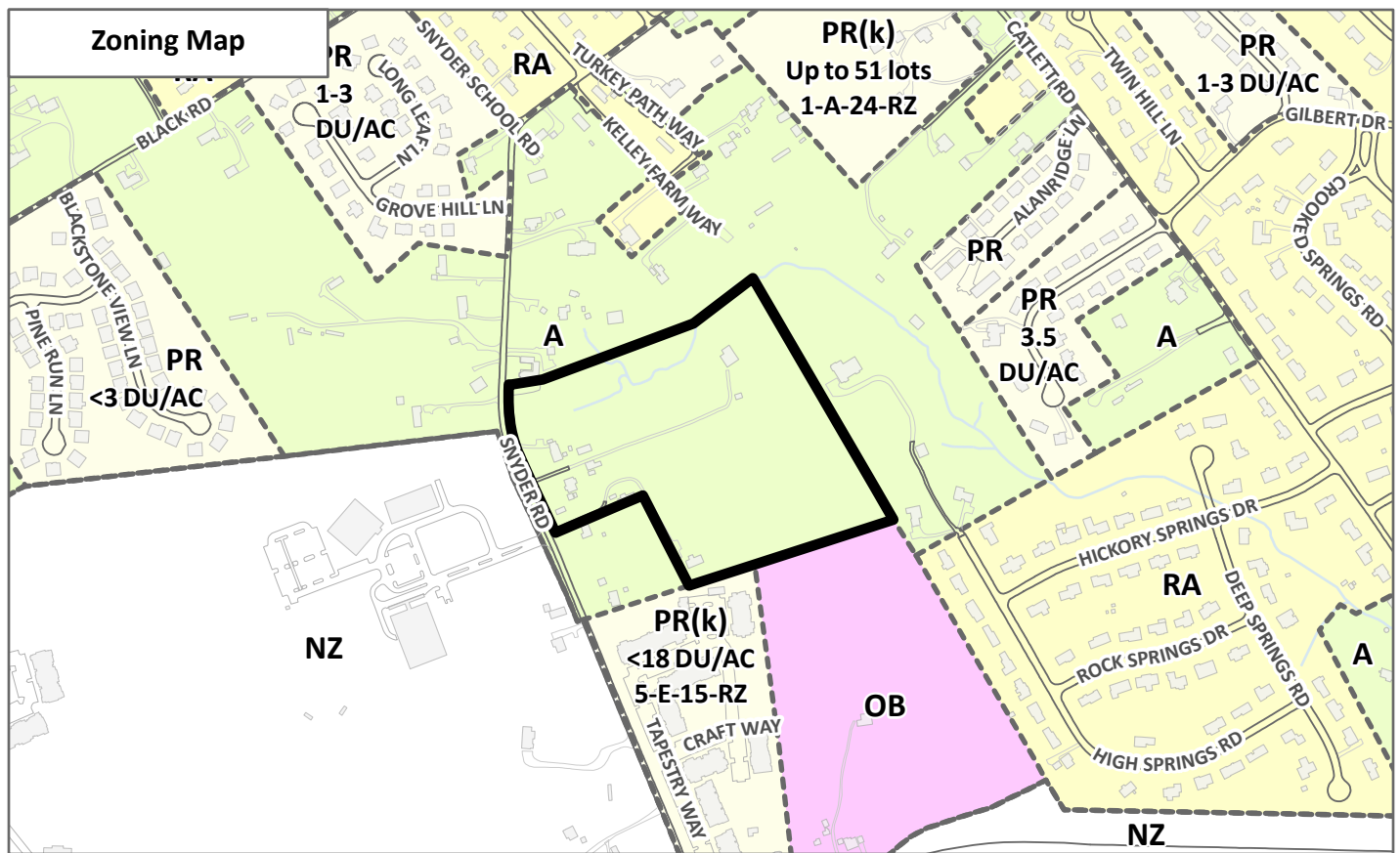
5-F-25-PA / 5-N-25-RZ



Case boundary

0 770
Feet





CONTEXTUAL MAPS 2

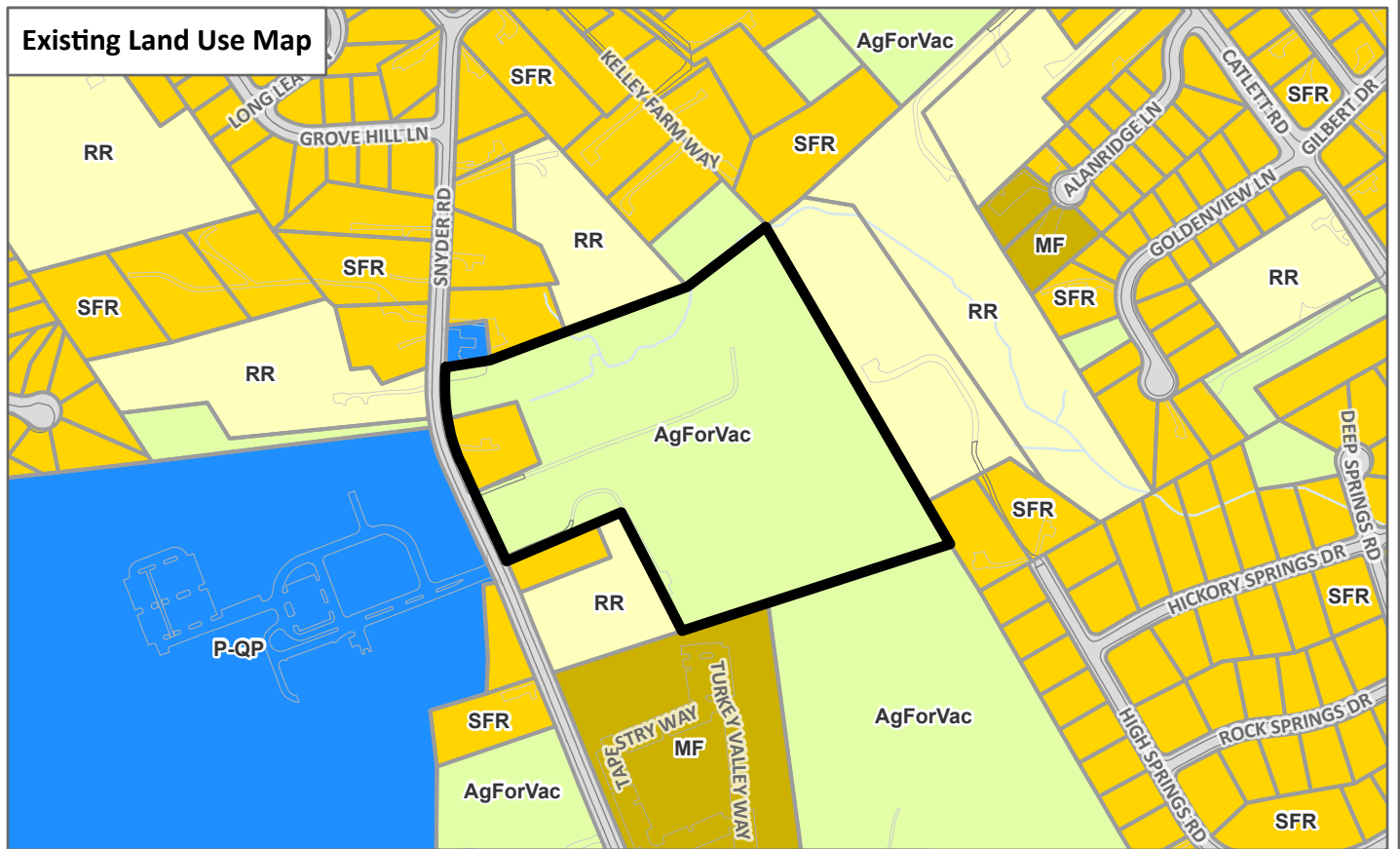
5-F-25-PA / 5-N-25-RZ

Case boundary

0 720
Feet

N

Existing Land Use Map



CONTEXTUAL MAPS 3

5-F-25-PA / 5-N-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	18.48		
Non-Hillside	9.64	N/A	
0-15% Slope	5.98	100%	5.98
15-25% Slope	2.23	50%	1.11
25-40% Slope	0.47	20%	0.09
Greater than 40% Slope	0.16	10%	0.02
Ridgetops			
Hillside Protection (HP) Area	8.84	Recommended disturbance budget within HP Area (acres)	7.21
		Percent of HP Area	81.5%

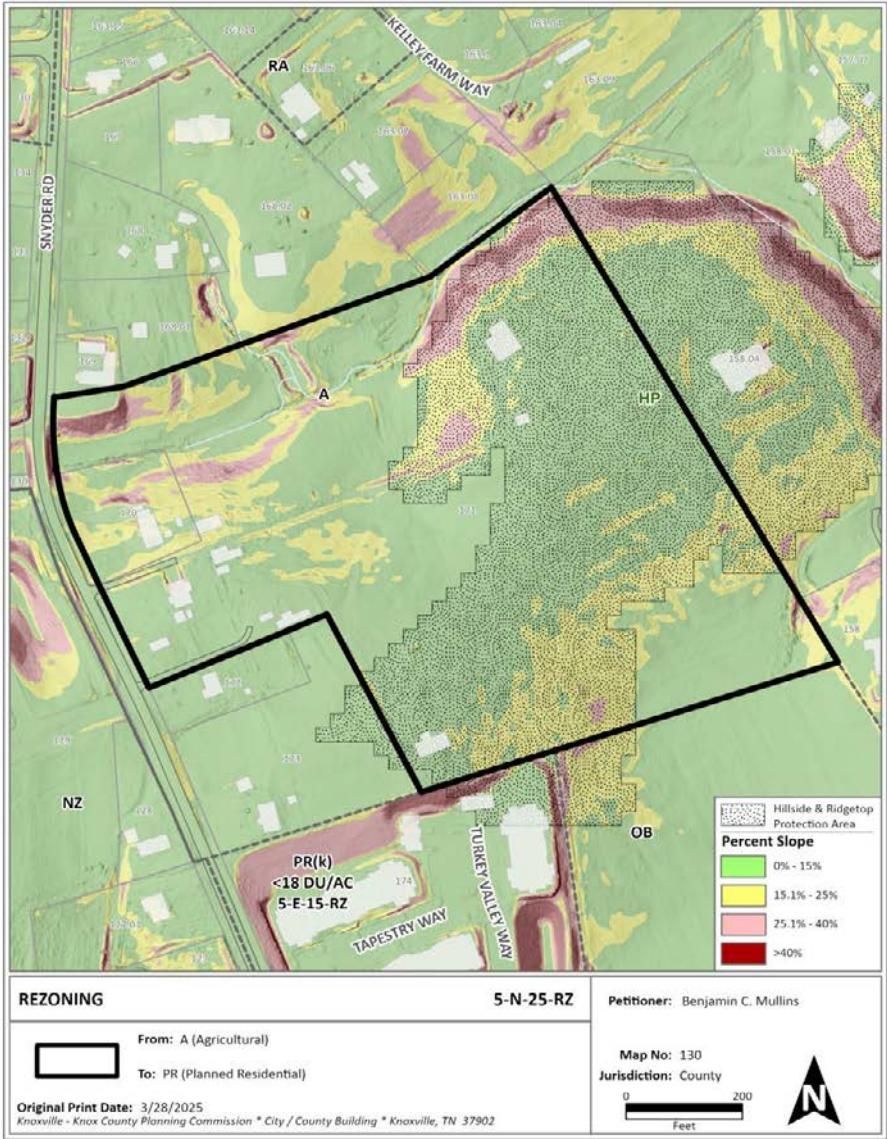


Exhibit B: Previously Anticipated Capital Improvements

ARTHUR G. SEYMOUR, JR.
ROBERT L. KAHN
REGGIE E. KEATON
DONALD D. HOWELL
DEBRA L. FULTON
MICHAEL W. EWELL
JOHN M. LAWHORN
JAMES E. WAGNER
BEVERLY D. NELMS
MARY ELIZABETH MADDOX
BENJAMIN C. MULLINS
RICHARD T. SCRUGHAM, JR.
MATTHEW A. GROSSMAN
SHARON POTTER
KEVIN A. DEAN
TAYLOR D. FORRESTER



office 865.546.9321
office fax 865.637.5249

550 W. Main Street
Suite 500
P.O. Box 39
Knoxville, Tennessee
37901

of counsel
FRANCIS A. CAIN
IMOGENE A. KING

fmsllp.com

Email: ajseymour@fmsllp.com

Direct Fax: 865-541-4612

July 10, 2015

Via e-mail

Mr. Michael Brusseau
Metropolitan Planning Commission
Suite 403, City/County Building
400 Main Street
Knoxville, TN 37902

Re: Appeal by James Gentry and First Knox Realty, LLC
Snyder Road at Outlet Drive

Dear Mike:

At the Town of Farragut's June 25, 2015 meeting, the Mayor and Board of Aldermen approved an agreement with TDOT for development of a Feasibility Study for Parkside Drive/Outlet Drive Connector. I am enclosing herewith the Report from Farragut's Engineering department, which was approved.

I was present at the meeting and there was discussion about the agreement, including that Knox County and the City of Knoxville have both verbally indicated support for a connector across I-40 from Outlet to Parkside Drive.

When you are considering the recommendation for the rezoning of First Knox Realty's property at Outlet Drive and Parkside Drive, I think it is important to consider this action. This would increase the connectivity between the proposed site and Outlet Drive to Parkside Drive and would support high-density development for the site.

If you have any questions, please let me know.

Very truly yours,



Arthur G. Seymour, Jr.
FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:lb

Enc.

cc: Mr. Rick Gentry

AGENDA NUMBER V1.F.

MEETING DATE June 25, 2015

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Darryl W. Smith, PE

SUBJECT: Approval of agreement with TDOT for development of Feasibility Study for Parkside Drive/Outlet Drive Connector

INTRODUCTION: The purpose of this agenda item is to consider approval of an agreement with the Tennessee Department of Transportation for development of a traffic study to determine the feasibility and benefits of a possible north-south connection between Parkside Drive and Outlet Drive.

BACKGROUND: During the early planning stages of the Parkside Drive corridor, the Town (along with the developers) considered the benefits of a north-south connection over Interstate 40/75 between Parkside Drive and Outlet Drive. At that time, consideration was mainly for an additional interchange between Campbell Station Road and Lovell Road. However, due to the amount of right of way required (along with limited interstate funding), the idea was abandoned. With Outlet Drive/Snyder Road being completed in 2010, this project is to commission a feasibility/benefits study of a north-south overpass of I-40. Staff believes this type of connection will provide motorists on Parkside Drive with easier access to the interstate and areas north of the interstate, while improving access and further development of the Outlet Drive corridor. The attached aerial photograph shows two possible locations for the connector near the Pinnacle and CarMax, though the study will also consider other locations. Once this agreement is executed, staff will work with TDOT's Office of Local Programs in the selection of a consultant to conduct the study. This project is funded with Surface Transportation Program (STP) funds on an 80/20 federal/local match. We have discussed the possibility of sharing the 20% local match with Knox County and the City of Knoxville, and both jurisdictions have verbally indicated their support of the project. Total project cost is currently estimated at \$100,000. In the event the study finds this connection to be worthy of development as a project, the Town will solicit the Knoxville Regional Transportation Planning Organization (KRTPO) for additional federal funds for the future project phases.

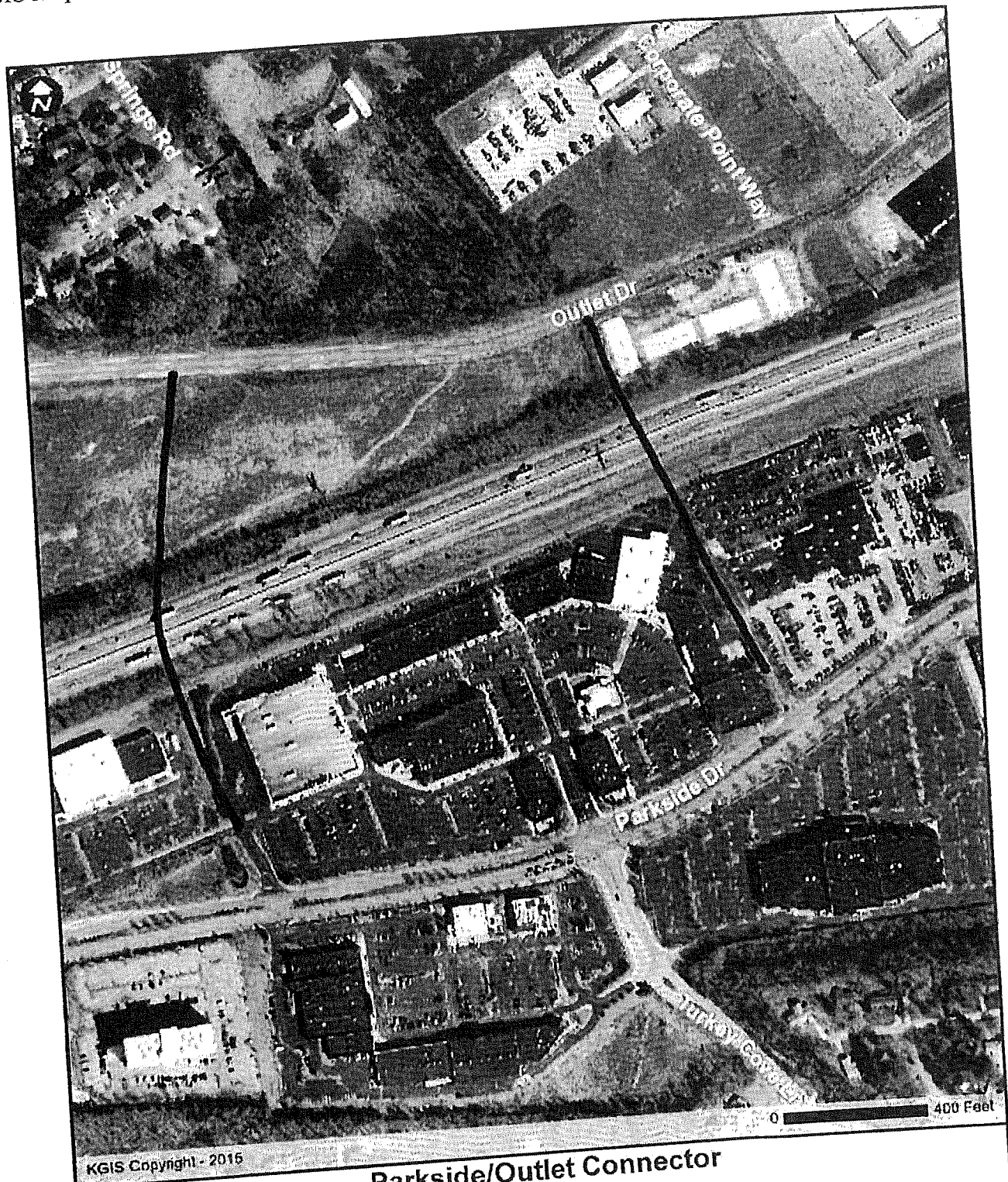
RECOMMENDATION BY: Darryl Smith, Town Engineer, for approval.

PROPOSED MOTION: Approval of TDOT Agreement 150061 for development of Traffic Circulation and Feasibility Study involving north-south connection between Parkside Drive and Outlet Drive.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>MCGILL</u>	<u>LAMARCHE</u>	<u>HONKEN</u>	<u>MARKLI</u>	<u>PINCHOK</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____



Parkside/Outlet Connector

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

Printed: 6/17/2015 at 3:16 PM

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

STAFF REVIEW ☐

Development Request

Subdivision ☐ Concept Plan ☐ Final Plat**Zoning** ☒ Rezoning ☒ Plan Amendment**Development** ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use ☐ Hillside Protection COA

Benjamin C. Mullins

Attorney for Option Holder

Applicant Name

Affiliation

March 24, 2025

May 8, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

5-N-25-RZ/5-F-25-PA

Correspondence

All correspondence will be directed to the approved contact listed below.

☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

Phone

Email

Current Property Info

Joe Ann Sims

11538 Snyder Rd

865-966-5347

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

11538 and 11546 Snyder Rd

130 170 and 130 171

Property Address

Parcel ID

First Knox Utility District

First Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

MARCH 2025

Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) _____Specify if requesting: ☐ Variance ☐ Alternative design standardSpecify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No**Zoning Request**

Planned Residential

PENDING PLAT FILE NUMBER

☒ Zoning Change

(PR)

12 units/acre

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☒ Comprehensive Plan☒ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ Other (specify) Suburban Residential (SR)**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

Benjamin C. Mullins

March 24, 2025

Please Print

Date

865-546-9321

Phone Number

Email

*Stachia Slusser*dotloop verified
03/19/25 8:35 PM EDT
UOQJ-ZKQX-8X3T-X9HL

Joe Ann Sims

Property Owner Signature

Please Print

Date Paid

Staff Use OnlyADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL



Knox County Comprehensive Plan Amendment Request

All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.

The applicant must provide justification per Implementation Action IM.6, demonstrating:

Either

- ☐ There is an obvious or significant error or omission in the Plan

OR

2 or more of the following criteria apply

- ☒ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- ☒ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- ☒ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- ☒ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

Conditions Have Changed: The Outlet Drive corridor has been trending toward mixed use with the adoption of the Town of Farragut's "Outlet Dr.-Regional Employment and Entertainment District" and recent multi-family developments approved near the intersection of Outlet Drive and Snyder Road.

New Utilities/Projects: Case Numbers 2-B-25-UR and 2-C-25-DP require improvements to the nearby Campbell Station Rd. and Snyder Road intersection. A TIA will be required for this project that may identify additional improvements along Snyder Rd.

New Data: The CP was adopted in April 2024. As reported by the Knox News on July 26, 2024, from June 2019 to May 2024 Knox County Metro's property rates increased at the fastest rate in the nation (83%) with its rental rates had the fifth-fastest rent growth in the nation. By 2045, the population is expected to increase by ~80,000 more people.

Proposed Changes Support Plan: Policy 2: Existing community character is a mix of low density, medium, and high density residential near commercial nodes. The SR placetype facilities development consistent with all three established uses in the community while serving as a transition from the higher density to the lower density. Policy 5: The SR placetype would facilitate the creation of neighborhoods with a variety of housing types near amenities in close proximity. Policy 6: The SR placetype at this location would promote attainable housing that meets the needs of current and future residents (while being sensitive to existing community character). Policy 9: Future roadway improvements at Campbell Station and Snyder are planned and additional improvements/modernization of portions of Snyder Rd are likely to be identified with TIA for development. Policy 12: Sidewalks (internal and along Snyder) will likely be required improving pedestrian access and safety for all users.

Stachia Slusser

dotloop verified
03/19/25 8:35 PM EDT
WTWF-PJID-V043-NWMN

Joe Ann Sims

Property Owner Signature

Print Name

Date

By signing above, you certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.

FILE NUMBER

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

April 27, 2025

May 9, 2025

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Applicant Name

Date



Benjamin C. Mullins

3-24-25