

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



From: RC (Rural Conservation), HP (Hillside Protection)

To: SR (Suburban Residential), HP (Hillside Protection)

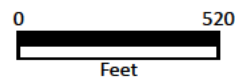
Original Print Date: 4/3/2025

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

Petitioner: Benjamin C. Mullins



From: A (Agricultural)

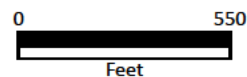
To: PR (Planned Residential) 12 du/ac

Original Print Date: 3/28/2025

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

Map No: 130

Jurisdiction: County



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 Only

ADDITIONAL 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