

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-G-21-RZ Related File Number: 1-G-21-SP
Application Filed: 11/30/2020 Date of Revision:
Applicant: S & E PROPERTIES

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., west of Mission Hill Ln.
Other Parcel Info.:
Tax ID Number: 116 06704 Jurisdiction: County
Size of Tract: 6.98 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density: 4 du/ac
Sector Plan: Northwest County Sector Plan Designation: RR (Rural Residential)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 12041 Hardin Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: RR (Rural Residential)
Requested Plan Category: LDR (Low Density 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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) up to 2 du/ac because it is consistent with the surrounding development and the adjacent residential densities, as well as the slope analysis.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 COUNTY GENERALLY:

- 1. Infrastructure improvements have occurred in this area since the 2016 Northwest County Sector Plan update, including the expansion of wastewater capacity and a new middle school.
- 2. Electrical line improvements are currently being planned for the larger Hardin Valley area by West Knox Utility District and TVA.

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

- 1. The proposed amendment to PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
- 2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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

- 1. The proposed amendment to PR (Planned Residential) up to 2 du/ac is consistent with the surrounding development and expected to create minimal impacts if built out at the maximum density of approximately 14 additional dwelling units.
- 2. The development plan review during the subsequent, required, use on review process will provide for an opportunity to address potential conflicts with adjacent and surrounding development.
- 3. The slope analysis yields a reduced density of 1.92 du/ac due to the topographical constraints of the site and staff is recommending up to 2 du/ac.
- 4. The floodplain of Connor Creek is also delineated on the site and shown in Exhibit A, a greenway is proposed for this area by the 2020 adopted Knox County Greenway Corridor Study, see Exhibit B.

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

- 1. The PR (Planned Residential) zone up to 2 du/ac is consistent with the RR (Rural Residential) and HP (Hillside Protection) overlay designations of the sector plan. The recommended density is also consistent with the Rural Area of the Growth Policy Plan.
- 2. However, density can be increased to 3 du/ac if certain criteria are met. The Growth Plan Section 1, Policies, Subsection 3.5 states, "Low density development designations (1-3 du/ac) are limited to PR zoning when sanitary sewer and public water is provided, collectors and arterials connect the development to the Planned Growth Area or Urban Growth Boundary, and when a traffic impact analysis demonstrates that the proposed development will not unreasonably impair traffic flow along the arterial roads through the adjacent Planned Growth Area." A traffic impact letter has been submitted providing a preliminary analysis of the road conditions in the area, thus meeting Section 1,

subsection 3.5 of the Growth Plan.

3. The Knox County Greenways Corridor Study was adopted by Knox County Commission in January 2020 and recommended a preferred alignment for the Beaver Creek West Greenway connecting Brighton Farms Boulevard to Melton Hill Park through this area, adjacent to Connor Creek (See Exhibit B). The applicant and Knox County Parks and Recreation staff have been connected regarding this preferred greenway alignment. The PR zone district will also require site plan review by the Knoxville-Knox County Planning Commission through the use on review process to address site concerns related to floodplain and steep slopes, as well as compatibility with surrounding and adjacent development.

Action: Approved **Meeting Date:** 2/11/2021
Details of Action: Approve PR (Planned Residential) zoning up to 3 du/ac.
Summary of Action: Approve PR (Planned Residential) zoning up to 3 du/ac.
Date of Approval: 2/11/2021 **Date of Denial:** **Postponements:** 1/14/2021
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission
Date of Legislative Action: 3/29/2021 **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:**