

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-G-21-SP Related File Number: 1-G-21-RZ
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: Access is via Hardin Valley Road, a minor arterial with a pavement width of 20.5 feet within a right-of-way width of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential
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: This area is transitioning from large, agricultural lots to single family residential. Steep slopes and stream protection areas are also in the vicinity.

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: No
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: RR (Rural Residential) / HP (Hillside Protection) & SP (Stream Protection)
Requested Plan Category: LDR (Low Density Residential) / HP (Hillside Protection) & SP (Stream Protection)

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.): Deny LDR (Low Density Residential) because it is not in compliance with the Rural Area of the Knoxville-Knox County Growth Policy Plan and the surrounding development is consistent with the existing RR (Rural Residential) / HP (Hillside Protection) / SP (Stream Protection) land use designation.

Staff Recomm. (Full):

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 has been trending towards PR zoning since the 2000s. A new housing development across Hardin Valley Road to the south was rezoned to PR with up to 2 du/ac in 2016 (Case # 7-J-16-RZ / 7-E-16-SP). Another PR development with up to 2.8 du/ac was approved in 2019 (Case # 10-H-19-RZ / 10-E-19-SP).

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

1. There have been no new road improvements in this area.
2. There has been a recently completed expansion of wastewater capacity in this area by the West Knox Utility District and a new middle school built for the Hardin Valley community by Knox County Schools. A study for forthcoming electrical line improvements by the West Knox Utility District and TVA is also underway.
3. While utility infrastructure does support additional residential growth in the area, the adopted Growth Policy Plan does not support residential densities greater than 2 du/ac, thus the existing Rural Residential is the maximum residential land use classification that staff can support at this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding these parcels. The 2016 update of the Northwest County Sector Plan took into consideration that this area is within the Rural Area of the Growth Policy Plan, which is intended to remain rural through limiting residential density growth and development of commercial and industrial land uses.
2. Residential densities in the general area are approximately 2 du/ac, which the existing Rural Residential land use classification recommends.
3. The slope analysis yields a recommended density of 1.92 du/ac, the RR (Rural Residential) land use classification is consistent with the maximum recommended residential density in the Hillside Protection (HP) Overlay land use classification.

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

1. The existing Rural Residential land use classification allows consideration of additional residential density at this location up to 2 dwelling units per acre and the majority of the surrounding residential densities are within that range as well.
2. The slope analysis for the property also recommends a reduced density.
3. The floodplain for Connor Creek extends into this property as well.

OTHER CONSIDERATIONS:

1. This property lies within the Rural Area of the Growth Policy Plan. The requested LDR (Low Density Residential) land use is not one of the recommended land use designations inside the County's Rural Area.
2. The Rural Area limits the intensity of residential density and commercial and industrial development. Consideration of LDR results in zoning districts for residential densities greater than 2 du/ac, which is not recommended for the Rural Area.
3. 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 (Growth Plan Section 1, Policies, Subsection 3.5). 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.

4. The HP (Hillside Protection) and SP (Stream Protection) overlay designations will remain on the property.

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.

Action: Denied **Meeting Date:** 2/11/2021

Details of Action:

Summary of Action: Deny LDR (Low Density Residential) because it is not in compliance with the Rural Area of the Knoxville-Knox County Growth Policy Plan and the surrounding development is consistent with the existing RR (Rural Residential) / HP (Hillside Protection) / SP (Stream Protection) land use designation.

Date of Approval: **Date of Denial:** 2/11/2021 **Postponements:** 1/14/2021

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**