

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 11-C-21-SP

Related File Number: 11-H-21-RZ

Application Filed: 10/4/2021

Date of Revision:

Applicant: STEVE LARIMER

PROPERTY INFORMATION

General Location: South side of Hardin Valley Road, east side of English Ivy Lane

Other Parcel Info.:

Tax ID Number: 129 126.07

Jurisdiction: County

Size of Tract: 10.66 acres

Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a 22' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential, Agricultural/forestry/vacant

Surrounding Land Use:

Proposed Use: **Density:** 3 du/ac

Sector Plan: Northwest County **Sector Plan Designation:** AG (Agricultural) & HP (Hillside Protection)

Growth Policy Plan: Rural Area

Neighborhood Context: This area is transitioning from large, agricultural lots to single family residential. This side of Hardin Valley is characterized by forested, steep slopes.

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

Street: 0 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: Yes, LDR and PR up to 2 du/ac are adjacent to the west.

History of Zoning: 7-F-21-RZ & 7-C-21-SP: A/HP to PR/HP - Withdrawn

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural) & HP (Hillside Protection)

Requested Plan Category: LDR (Low Density Residential) & HP (Hillside 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.): Approve RR (Rural Residential) / HP (Hillside Protection) because it is consistent with the Growth Policy Plan.

Staff Recomm. (Full):

Comments: In July of 2021, this area was included in part of an application for a rezoning and plan amendment that also included the adjacent 2 acre parcel at 11902 Hardin Valley Road (See case #s: 7-F-21-RZ & 7-C-21-SP) Staff recommended approval of RR (Rural Residential) & HP (Hillside Protection).

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector.
2. The Hardin Valley Mobility Plan adopted in 2019 prioritized improvement projects in the Hardin Valley area.

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 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. Zoning for residential densities in the general area are approximately 2 du/ac, which aligns with the recommended Rural Residential land use classification.
3. The property is characterized by forested steep slopes on the south side of the property. The slope analysis yields a recommended disturbance budget for this site up to 3.5 acres within the HP (Hillside Protection) area.

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

1. The 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.

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: Approved

Meeting Date: 11/10/2021

Details of Action:

Summary of Action: Approve RR (Rural Residential) and HP (Hillside Protection) because it is consistent with the Growth Policy Plan.

Date of Approval: 11/10/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/20/2021

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: