

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 11-H-21-RZ                      **Related File Number:** 11-C-21-SP  
**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:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**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:**

## 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:**  
**History of Zoning:**

## 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 PR (Planned Residential) zoning up to 2 du/ac 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 #: 7-F-21-RZ & 7-C-21-SP) Staff recommended approval of PR (Planned Residential) up to 2 du/ac.

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. The West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector.
2. New electrical transmission lines are being planned for this area by TVA to accommodate the growth and development in the Hardin Valley area.

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 COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. If PR up to 2 du/ac is approved a possible total build-out of 21 single family residential dwelling units may be accommodated on the site meeting all other standards.
2. A Transportation Impact Letter was not required because this area of Hardin Valley Road has recently been studied through three traffic impact letters submitted as part of three rezonings and plan amendments within 0.2 miles west of this property for cases 1-G-21-RZ/1-G-21-SP, 5-F-21-RZ, and 6-E-21-RZ / 6-B-21-SP.
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.

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 staff recommended rezoning to PR up to 2 du/ac is consistent with the recommended plan amendment to RR (Rural Residential) for the Northwest County Sector Plan at this location and the Growth Policy Plan.

Action:

Approved

Meeting Date: 11/10/2021

Details of Action:

Approve PR (Planned Residential) zoning up to 3 du/ac because there is a need for increased density to accommodate the growing population in the area and higher density allows the builder to increase

amenities.

**Summary of Action:** Approve PR (Planned Residential) zoning up to 3 du/ac because there is a need for increased density to accommodate the growing population in the area and higher density allows the builder to increase amenities.

**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:**