

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT



**File Number:** 12-D-18-RZ                      **Related File Number:** 12-C-18-SP  
**Application Filed:** 10/26/2018                      **Date of Revision:**  
**Applicant:** HMH DEVELOPMENT INC.

### **PROPERTY INFORMATION**

**General Location:** East side of Marietta Church Road, north of Buttermilk Road, south of Hardin Valley Road  
**Other Parcel Info.:** Also includes address 1921 Marietta Church Road (Parcel ID: 129 123)  
**Tax ID Number:** 129 124 & 123                      **Jurisdiction:** County  
**Size of Tract:** 24.51 acres  
**Accessibility:**

### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Agriculture/Forestry/Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Single family residential                      **Density:** 2.5  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** Agricultural & Hillside and Ridgetop Protection Area  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 1925 Marietta Church 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:** 10-Q-97-RZ: Denied request from A (Agricultural) to CA (General Business)  
**Extension of Zone:**  
**History of Zoning:**

### **PLAN INFORMATION (where applicable)**

**Current Plan Category:** AG (Agricultural)  
**Requested Plan Category:** RR (Rural 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.):

RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 2 du/acre zoning, consistent with the RR (Rural Residential) sector plan recommendation. (Applicant requested 2.5 du/acre)

Staff Recomm. (Full):

Staff recommends PR (Planned Residential) at a density of up to 2 du/ac. The applicant requested PR (Planned Residential) zoning at the requested density of up to 2.5 du/ac, but the slope analysis yielded an overall density recommendaion of 1.8 du/ac for the site based on the steepness of slope. Typical densities in the surrounding area are less than 2 du/ac, with the exception of Creekside Manor which is up to 2.8 du/ac.

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 CITY/COUNTY GENERALLY:

- 1. The Northwest County Sector is the most rapidly growing sector in Knox County.
- 2. The site is located in the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

- 1. 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. The applicant is encouraged to contact MPC staff to discuss pedestrian facility opportunities before submitting the use-on-review application.
- 3. The PR zoning requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues related to the design. It will also give the opportunity for public comment at the MPC meeting.

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. PR zoning up to 2 du/ac should not produce any direct or indirect adverse effects to any other part of the county.
- 2. The use on review process, as required in the PR zone, for a development plan, will allow any possible issues or concerns to be addressed through the design process.

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 zoning up to 2 du/acre is consistent with the proposed RR plan designation for the site.
- 2. The area is within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. The recommended rezoning to PR up to 2 du/acre is consistent with all other adopted plans in Knoxville and Knox County, including the Hillside and Ridgetop Protection Plan.

Action:

Approved

Meeting Date: 12/13/2018

Details of Action:

RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 2.08 du/acre zoning, consistent with the RR (Rural Residential) sector plan recommendation. (Applicant requested 2.5 du/acre)

**Summary of Action:** RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 2.08 du/acre zoning, consistent with the RR (Rural Residential) sector plan recommendation. (Applicant requested 2.5 du/acre)

**Date of Approval:** 12/13/2018      **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:** 1/28/2019      **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:**