

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-D-23-RZ **Related File Number:**
Application Filed: 10/27/2023 **Date of Revision:**
Applicant: FRED E. TRAINER JR

PROPERTY INFORMATION

General Location: South & west sides of Sam Lee Road, southwest of Dearing Way
Other Parcel Info.: Parcel IDs; 103 063 & 103 067
Tax ID Number: 103 063, 067 **Jurisdiction:** County
Size of Tract: 10.74 acres
Accessibility: Access is via Sam Lee Road, a major collector street with a 20-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 6 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area of Hardin Valley is comprised of farmland, single family homes on large lots, patches of forest and single family residential subdivisions. Beaver Creek is located to the northwest. To the southeast are the Hardin Valley Elementary and Middle Schools, and the Hardin Valley Academy High School.

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

Street: 11308 SAM LEE 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, this is not an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category:

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the sector plan and surrounding development, and it is supported by local amenities.

Staff Recomm. (Full):

Comments: 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 COUNTY GENERALLY:

- 1. This property is in the Hardin Valley area, which has seen a shift in land use from farmland to single-family residential subdivisions over the past two decades. However, much of the western region of Hardin Valley has maintained an agricultural and rural character, including parcels immediately surrounding the subject property.
- 2. Hardin Valley Elementary School was established nearby to the south in 2000. This was followed by the adjacent development of Hardin Valley Academy High School in 2008 and Hardin Valley Middle School in 2018, forming an educational hub located approximately 1 driving mile from the subject property.
- 3. These residential development trends and community facilities support consideration of a rezoning from A (Agricultural) to PR (Planned Residential) zoning at this location.

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

- 1. The PR zone is intended to provide optional methods of land development that encourage creative solutions to environmental design problems. This is accomplished by the ability to cluster development in the optimal areas of a property to preserve more environmentally sensitive areas, such as steep slopes and streams.
- 2. Although this property is not included in the HP (Hillside Protection) area, portions of the parcel have slopes that exceed 25%, and there is significant mature tree canopy on site. The PR zone would permit development that is clustered in the less sloped areas, enabling preservation of the areas that are less conducive to development.
- 3. The PR zone emphasizes development compatibility with surrounding or adjacent zones. The applicant has requested a development potential of 6 du/ac; however, this intensity would be an outlier in an area which has a maximum PR density of 4 du/ac.
- 4. Staff recommends a PR density no higher than 5 du/ac, as this intensity reflects the property's proximity to a primary school hub while still maintaining compatibility with abutting rural character and less intensive residential subdivisions nearby.

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. The recommended PR density of 5 du/ac is consistent with the LDR (low density residential) land uses in the Planned Growth area, which includes this property in its boundaries.
- 2. No development is permitted in the PR zone without approval of a development plan by the Planning Commission. This review process allows for public input regarding a development's potential impact on the surrounding community.

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 subject property is included in the boundaries of the Hardin Valley Transportation Plan, adopted in 2019. The plan describes a long-range goal to widen existing travel lanes on Sam Lee Road and create additional shoulder width for all users. With the property's close proximity to schools, a PR development at this location would be required to add sidewalks along the frontage. This would contribute to the Mobility Plan's multimodal aspirations.

2. The land use classification for this property in the Northwest County Sector Plan is MDR (Medium Density Residential), which permits consideration of the PR zone at the requested and recommended intensity.

3. This rezoning is consistent with the General Plan's development policy 4.1 to use schools and parks as foundations in planning neighborhoods and communities. This property's close proximity to a relatively new elementary, middle and high school campus supports more residential development at this location.

Action: Approved

Meeting Date: 1/11/2024

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the sector plan and surrounding development, and it is supported by local amenities.

Date of Approval: 1/11/2024

Date of Denial:

Postponements: 12/14/2023

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/26/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved with Conditions

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved PR (Planned Residential) up to 4.5 du/ac, subject to 2 conditions: 1) the pond retention being built will be considered bioretention; 2) type B landscaping will be installed around development

Date of Legislative Appeal:

Effective Date of Ordinance: