

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-I-21-RZ **Related File Number:**
Application Filed: 10/25/2021 **Date of Revision:**
Applicant: SAFE HARBOR RESIDENTIAL

PROPERTY INFORMATION

General Location: South side of Couch Mill Road, east of E. Gallaher Ferry Road
Other Parcel Info.:
Tax ID Number: 117 8 (PART OF) **Jurisdiction:** County
Size of Tract: 131.7 acres
Accessibility: Access is via Couch Mill Rd, a major collector, with a pavement width of 18-ft within a right-of-way width of 60-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:** up to 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** RR (Rural Residential) & HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This area is primarily large agricultural lots with some single family homes.

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

Street: 11636 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:
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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) up to 2 du/ac because it is consistent with Northwest County Sector Plan and the Growth Policy Plan.

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 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 community.

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 263 single family residential dwelling units may be accommodated on the site meeting all other standards.
- 2. A Transportation Impact Letter was submitted on behalf of the applicant demonstrating a proposed build out of 279 single family dwellings and 114 townhomes.
- 3. The property appears to be agricultural, pasture land with several closed depressions noted on the topographical maps that could indicate the presence of sinkholes.
- 4. At the time of Use on Review, a traffic impact study will also be required if the Average Daily Traffic (ADT) for the proposed development exceeds 750.

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 RR (Rural Residential) for the Northwest County Sector Plan at this location and the Growth Policy Plan.

Action:

Approved

Meeting Date: 12/9/2021

Details of Action:

Summary of Action:

Approve PR (Planned Residential) up to 2 du/ac because it is consistent with Northwest County Sector Plan and the Growth Policy Plan.

Date of Approval:

12/9/2021

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: 1/24/2022

Ordinance Number:

Disposition of Case: Approved as Modified

If "Other":

Amendments:

Approved PR up to 3 du/ac

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: