# **CASE SUMMARY**

# APPLICATION TYPE: PLAN AMENDMENT

#### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-E-17-SP Related File Number: 4-F-17-RZ

Application Filed: 2/27/2017 Date of Revision:

Applicant: HOMESTEAD LAND HOLDINGS, LLC



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

**General Location:** Southeast side Hardin Valley Rd., east of Marietta Church Rd.

Other Parcel Info.:

Tax ID Number: 129 PART OF 126 OTHER: MAP ON FILE AT MPC Jurisdiction: County

Size of Tract: 5.25 acres

Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 22' of pavement width within 50' of right-of-

way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Add to adjacent PR zoning to east Density: 2 du/ac

Sector Plan: Northwest County Sector Plan Designation: Ag

Growth Policy Plan: Rural Area

**Neighborhood Context:** The surrounding area includes rural residential dwellings, farm structures, farmland and detached

subdivisions under A and PR zoning. There is some CA zoning at the intersection of Hardin Valley Rd. and Marietta Church Rd., which is not currently used commercially, and southwest of the site, which is used for a body shop. Hardin Valley Elementary School is approximately 1.5 miles to the east.

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

Street: 11952 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: None noted

**Extension of Zone:** Yes, extension of LDR from the south and west

History of Zoning: Adjacent property to south and west was approved for LDR designation and PR zoning at the same

density in 2016 (7-J-16-RZ/7-E-16-SP).

### PLAN INFORMATION (where applicable)

8/28/2017 12:48 PM Page 1 of 3

Current Plan Category: AG (Agricultural)

Requested Plan Category: LDR (Low Density 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.:

#### MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #4-E-17-SP, amending the Northwest County Sector Plan to LDR (Low Density

Residential) and recommend that Knox County Commission also adopt the sector plan amendment.

(See attached resolution, Exhibit A.)

Staff Recomm. (Full): The subject property is adjacent to a larger tract PR zoning at up to 2 du/ac that was approved in 2016

and is proposed to be added into that land for one residential development. It is appropriate to amend the sector plan map to allow the extension of low density residential development to this property.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN

THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made recently to this section of Hardin Valley Rd., but it has about 22' of pavement width and is classified as a minor arterial street. The street is sufficient to handle the additional traffic that would be generated by low density residential development of the site. Utilities are available in the area, but may need to be extended to serve the site.

•

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes agricultural uses for the site, consistent with the current A zoning. This property is adjacent to other low density residential development, so is appropriate to

be extended to this smaller tract.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT

IN CERTAIN AREAS:

Properties all along Hardin Valley Rd., including the adjacent site to the south and west, have been

approved for low density residential uses. This proposal continues that trend.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

Other developments along Hardin Valley Rd. have been approved for PR zoning in the low density

residential density range. This proposal continues that development trend.

Action: Approved Meeting Date: 4/13/2017

**Details of Action:** 

Summary of Action: Adopt Resolution #4-E-17-SP, amending the Northwest County Sector Plan to LDR (Low Density

Residential) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval: 4/13/2017 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: 5/22/2017 Date of Legislative Action, Second Reading:

8/28/2017 12:48 PM Page 2 of 3

Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

Amendments:

8/28/2017 12:48 PM Page 3 of 3