

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 5-C-22-SP      Related File Number: 5-E-22-RZ  
Application Filed: 3/22/2022      Date of Revision:  
Applicant: HOMESTEAD LAND HOLDINGS, LLC

## PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Road, due southwest of Elm Grove Lane  
Other Parcel Info.:  
Tax ID Number: 117 03402, 033 & 034      Jurisdiction: County  
Size of Tract: 58.6 acres  
Accessibility: Access is via Hardin Valley Road, a minor arterial, two-lane with turning lane and sidewalks within a 88-ft right-of-way.

## 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)  
Growth Policy Plan: Rural Area  
Neighborhood Context: This area is primarily a mix of single-family residential near the school and commercial node at Hardin Valley Road and Steele Road.

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

Street: 0 & 11316 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: Yes, PR is adjacent and LDR is across the street.  
History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: RR (Rural Residential) / 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.): Deny the sector plan amendment to LDR (Low Density Residential) because of the topographical constraints on the property.

Staff Recomm. (Full):

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1) While there have been major changes in development in this area, it has occurred primarily on the north side of this section of Hardin Valley Road, which is not topographically challenged.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1) There have been no major road improvements in this section of Hardin Valley Road since the sector plan was updated in 2016.

2) Wastewater infrastructure appears to be predominately on the north side of Hardin Valley Road.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1) There is no obvious or significant error or omission in the sector plan related to the subject property.

2) This property has been within the Rural Area of the Growth Policy Plan, primarily due to the slope constraints of the property and the limited access to utility infrastructure. The current Rural Residential land use classification on the sector plan is in alignment with these characteristics.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1) This area continues to develop as low density residential, primarily on the north side of this section of Hardin Valley Road where the land is relatively flat. There are also opportunities for additional residential development in the areas classified for MDR (Medium Density Residential) that remain undeveloped on the north side of Hardin Valley Road in this area.

2) Residential development into the steep sloped area of the property will require significant alterations of the presently forested hillside area, and the Rural Residential land use classification continues to be appropriate for this site given these characteristics of the land.

Action: Denied

Meeting Date: 5/12/2022

Details of Action:

Summary of Action: Deny the sector plan amendment to LDR (Low Density Residential) because of the topographical constraints on the property.

Date of Approval:

Date of Denial: 5/12/2022

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: