

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-E-22-RZ **Related File Number:** 5-C-22-SP
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:

GENERAL LAND USE INFORMATION

Existing Land Use:
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:

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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: RR (Rural Residential)
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning up to 2 du/ac because it consistent with the surrounding development and the steep topographical challenges of this area.

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) This area of Hardin Valley Road continues to develop primarily as low density, single family residential, although there are undeveloped areas designated for medium density residential on the north side of the road.
- 2) The forested steep slopes on the south side of this section of Hardin Valley Road have continued to limit the expansion of single-family residential development, despite the close proximity to schools and a small commercial node.

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 which encourage more imaginative solutions to environmental design problems.
- 2) In part of the area outside of HP Overlay, branches of a tributary of Connor Creek are present on the site.
- 3) Over 34 acres of site are forested steep slopes within the HP Overlay area.

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 existing PR (Planned Residential) zone district does not prohibit clearing and grading within forested steep slope areas, because of this and the largely rural residential development pattern along the south side of this section of Hardin Valley Road, staff recommends PR up to 2 du/ac.
- 2) Additional site constraints outside of the HP area are also identified on the subject property, including a tributary of Connor Creek along the frontage with Hardin Valley Road is also present on the site.
- 3) Development at PR up to 2 du/ac could result in approximately 117 dwelling units on the property, while PR at a density of up to 3 du/ac could permit up to 175 total dwelling units.

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 proposed zoning change is not in compliance with the existing sector plan land use classification of RR (Rural Residential) for this area, therefore, staff is recommending to limit the density of the recommended PR zoning to 2 du/ac.

Action: Approved

Meeting Date: 5/12/2022

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning up to 2 du/ac because it consistent with the surrounding development and the steep topographical challenges of this area.

Date of Approval: 5/12/2022

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: 6/27/2022

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: