

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-F-21-RZ **Related File Number:**
Application Filed: 3/29/2021 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, INC.

PROPERTY INFORMATION

General Location: North of intersection at Hardin Valley Road and Marietta Church Road
Other Parcel Info.:
Tax ID Number: 116 06701 **Jurisdiction:** County
Size of Tract: 36.91 acres
Accessibility: Access is via Hardin Valley Road, a minor arterial with a pavement width of 20.5-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) / S
Growth Policy Plan: Rural Area
Neighborhood Context: This area is transitioning from large, agricultural lots to single family residential. Steep slopes and stream protection areas are also in the vicinity

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

Street: 12119 Hardin Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & CA (General Business)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, PR zoning is adjacent.
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 the surrounding development, adjacent residential densities and the slope analysis.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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. Infrastructure improvements have occurred in this area since the 2016 Northwest County Sector Plan update, including the expansion of wastewater capacity.
2. Electrical line improvements are currently being planned for the larger Hardin Valley area by West Knox Utility District and TVA.

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. The proposed amendment to PR (Planned Residential) with up to 2 du/ac is consistent with the surrounding development and expected to create minimal impacts if built out at the maximum density of approximately 72 additional dwelling units.
2. A revised Traffic Impact Letter (TIL) was submitted by Ajax Engineering on April 23, 2021 which proposes a 78-unit residential subdivision.
3. The development plan review during the subsequent, required, use on review process will provide for an opportunity to address potential conflicts with adjacent and surrounding development.
4. The slope analysis yields a reduced density of 1.9 du/ac due to the topographical constraints of the site, and staff is recommending up to 2 du/ac.
5. The floodplain of Connor Creek is also delineated on the site and shown in Exhibit A, a greenway is proposed for this area by the 2020 adopted Knox County Greenway Corridor Study, see Exhibit B

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 PR (Planned Residential) zone up to 2 du/ac is consistent with the RR (Rural Residential) and HP (Hillside Protection) overlay designations of the sector plan. The recommended density is also consistent with the Rural Area of the Growth Policy Plan.
2. The Knox County Greenways Corridor Study was adopted by Knox County Commission in January 2020 and recommended a preferred alignment for the Beaver Creek West Greenway connecting Brighton Farms Boulevard to Melton Hill Park through this area, adjacent to Connor Creek (See Exhibit B). The applicant and Knox County Parks and Recreation staff have been connected regarding this preferred greenway alignment.
3. The PR zone district will also require site plan review by the Knoxville-Knox County Planning

Commission through the use on review process to address site concerns related to floodplain and steep slopes, as well as compatibility with surrounding and adjacent development.

OTHER CONSIDERATIONS:

The Transportation Impact Letter (TIL) noted the following;

- a. The study assumes that there will be 78 total dwellings comprised of 45 attached townhomes and 33 single-family detached homes. The attached and detached units will likely have separate access roads and are separated by Connor Creek with no connection planned across the creek.
- b. Total traffic generated at buildout year of 2025 is estimated to be 841 daily trips, 55 AM peak hour trips and 77 PM peak hour trips.
- c. A general assessment of the overall capacity/Level of Service (LOS) of Hardin Valley Rd with the additional traffic in the buildout year and stated the following "The number of additional trips generated by the Hoppe Property Subdivision based on allowing rezoning from Agricultural (A) to Planned Residential (PR) will not be a measurable detriment to the overall roadway capacity of Hardin Valley Road."
- d. Information and recommendations on a proposed connection to the adjoining property to the west with the stub out for Deer Crossing Drive and notes that the applicant would like to work with the property owners on the east side of the property to connect to Mission Hill Lane.
- e. A westbound left turn lane on Hardin Valley Rd at Marietta Church Rd will be warranted regardless of this property's development/impact. If the entrance to this property is located at the intersection with Marietta Church Rd an intersection of upgrade should be investigated, a roundabout improvement may be appropriate if the intersection is upgraded.
- f. A full Transportation Impact Study (TIS) with the Concept Plan will be required to be submitted, if the proposed residential subdivision exceeds the 750 daily trip threshold for requiring a TIS during the Use on Review process.

Action: Approved **Meeting Date:** 5/13/2021

Details of Action: Approve PR (Planned Residential) up to 3 du/ac because it is consistent with the surrounding development.

Summary of Action: Approve PR (Planned Residential) up to 3 du/ac because it is consistent with the surrounding development.

Date of Approval: 5/13/2021 **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: 9/27/2021 **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:**