

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 6-E-21-RZ **Related File Number:** 6-B-21-SP
Application Filed: 4/26/2021 **Date of Revision:**
Applicant: ROBYN ASKEW, TRUSTEE FOR OPTION HOLDER

PROPERTY INFORMATION

General Location: East side of Marietta Church Road, northeast of intersection of Buttermilk Road, south of Hardin Valley Road
Other Parcel Info.:
Tax ID Number: 129 128 **Jurisdiction:** County
Size of Tract: 94.12 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:** 2 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** AG (Agricultural) / HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 1928 Marietta Church 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: AG (Agricultural) / 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.):

Approve PR (Planned Residential) up to 1.6 du/ac consistent with the slope analysis and the Growth Policy Plan.

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. 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 area.

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 188 single family residential dwelling units may be accommodated on the site meeting all other standards.
2. A Transportation Impact Study was submitted on May 20, 2021 by CDM Smith for cases 6-B-21-SP / 6-E-21-RZ for a rezoning for the 94 acre property. The following conclusions and recommendations for the transportation network were noted by CDM Smith to accommodate the development of this site at the density requested by the applicant.

Hardin Valley Road, east of the site, should be improved to a 4-lane divided or 5-lane arterial from Pellissippi Parkway to west of Campbell

Station Road where it might transition to a 3-lane arterial to west of Marietta Church Road. A 3-lane section may accommodate traffic at a

LOS E with the 2025 traffic condition but may also need to be improved to a multi-lane arterial as development continues to occur along

the Hardin Valley Road corridor. An exemption of a second access policy would be required if a subdivision density exceeded 150 single-family units.

Recommendations for the proposed site include the following:

1. Construct a 125-foot left-turn lane from westbound Hardin Valley Road to southbound Marietta Church Road. (Warranted with background traffic conditions)
2. Locate the access to Marietta Church Road to insure a minimum 300-foot line of sight along Marietta Church Road.
3. Provide a second access street to and from the site if an alternative access is found feasible.
4. The subdivision layout and design shall be in accordance with current Knoxville-Knox County

Subdivision Regulations.

5. Intersection design should conform to the recommended standards and practices of the American Association of State Highway and Transportation Officials, the Institute of Transportation Engineers, and the Knox County Public Works Department.

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 1.6 du/ac is consistent with the recommended plan amendment to RR (Rural Residential) for the Northwest County Sector Plan at this location, and is consistent with the slope analysis and the Growth Policy Plan.

Action: Approved **Meeting Date:** 6/10/2021
Details of Action: Approve PR (Planned Residential) zoning up to 2 du/ac.
Summary of Action: Approve PR (Planned Residential) zoning up to 2 du/ac.
Date of Approval: 6/10/2021 **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: 7/26/2021 **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:**