

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-L-24-RZ **Related File Number:**
Application Filed: 4/29/2024 **Date of Revision:**
Applicant: TAYLOR D FORRESTER

PROPERTY INFORMATION

General Location: Southeast side of Sam Lee Rd, east of Steele Rd
Other Parcel Info.:
Tax ID Number: 103 059 **Jurisdiction:** County
Size of Tract: 49.86 acres
Accessibility: Access is via Sam Lee Road, a major collector street with an 18-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 8 du/ac
Planning Sector: Northwest County **Plan Designation:** MDR (Medium Density Residential), HP (Hillside Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area largely consists of single-family homes and undeveloped land. Abutting the property to the south are three schools: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy High School.

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

Street: 11326 SAM LEE 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: No, this is not an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), HP (Hillside Protection), SP (Stream Protection)

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone with up to 8 du/ac because it is consistent with the Knox County Comprehensive Plan and is supported by residential amenities.

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 COUNTY GENERALLY:

1. The subject property is located in the Hardin Valley area, which has experienced a broad shift in land use from farmland and forest to residential subdivisions and service-oriented commercial developments over the past two decades.
2. Abutting the rear lot line of the almost 50-acre subject property is the Hardin Valley Elementary School, which was established in 2000. This development was followed by the adjacent construction of Hardin Valley Academy High School in 2008 and Hardin Valley Middle School in 2018, forming a major public education hub next to the subject lot.
3. In 2009 a big box grocery store was built as part of a developing retail node at the corner of Sam Lee Road and Hardin Valley Road, ¼ mile from the subject property.
4. The requested rezoning from A (Agricultural) to PR (Planned Residential) with a density of up to 8 du/ac is consistent with these changing conditions in the immediate area and in the Hardin Valley region generally.

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 creative solutions to environmental design problems. This is accomplished through the ability to cluster development in the optimal areas of a property and preserve more environmentally sensitive areas, such as locations with steep slopes and streams.
2. There are several closed contours on the property, some of which are quite large, which could indicate the presence of sinkholes. There is also a blue line stream running through the property and steep slopes throughout the lot, especially to the rear. The PR zone enables residential development that is responsive to the environmental challenges.

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. Hardin Valley has been the fastest developing region of Knox County for many years, and this has put pressure on existing infrastructure and community facilities. Many in the Hardin Valley community express concern about traffic conditions, loss of green space, crowded schools and other impacts of rapid population growth.
2. The requested PR density of 8 du/ac is the highest in the general vicinity. However, it is in a location where more intensive residential development is well-supported by its close proximity to numerous residential amenities. This differs from suburban sprawl which can require long drive times for access to resources like schools and day-to-day supplies. It is also noteworthy that with a potential development of this size, infrastructure improvements may be negotiated with the County to update or expand upon public facilities like sidewalks and streets. This kind of coordination is already being demonstrated through capital improvement conversations between Knox County Engineering and Public Works and the owner of a recently rezoned PR property at 11308 & 11234 Sam Lee Road. The

County is hoping to acquire the necessary right-of-way to introduce a series of gradual reverse curves that would replace the existing sharp 90-degree turns on that major collector street.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property's place type in the Comprehensive Plan is TN (Traditional Neighborhood). The TN place type is intended to feature a mix of housing that ranges from single-family to townhomes and small multi-family buildings. They have a walkable block pattern and neighborhood amenities such as parks and schools. Compared to suburban neighborhoods, there is more public open space in the form of neighborhood and community parks, pocket parks, and preserved passive open space. Private yards tend to be small and secondary to other open space. The TN place type permits consideration of PR at the requested density of 8 du/ac.

2. The requested rezoning aligns with the Comprehensive Plan's implementation policy 5 to create neighborhoods with a variety of housing types and amenities in close proximity. The PR zone at the requested density promotes a range of housing forms near numerous amenities.

3. The subject property is within the boundaries of the Hardin Valley Mobility Plan, adopted in 2019. The plan describes a long-range goal to widen existing travel lanes on Sam Lee Road and create additional shoulder width for all users. If 8 du/ac were pursued, a residential development of this scale would require a traffic impact study and infrastructure improvements could be required to implement the plan's road-widening and multimodal aspirations.

4. The property is within the Planned Growth Area of the Growth Policy Plan, which is intended to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, and offer a wide range of housing alongside the provision of adequate transportation infrastructure, utilities and public facilities.

Action: Approved **Meeting Date:** 6/13/2024

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 8 du/ac because it is consistent with the Knox County Comprehensive Plan and is supported by residential amenities.

Date of Approval: 6/13/2024 **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: 8/19/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved with Conditions

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approve PR (Planned Residential) up to 8 du/ac, subject to two conditions: 1) pedestrian access between schools shall remain; and 2) reserve the right of way to align with the adjacent parcel for future road improvements to Sam Lee Road.

Date of Legislative Appeal:

Effective Date of Ordinance: