

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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File Number: 7-E-16-SP Related File Number: 7-J-16-RZ
Application Filed: 5/31/2016 Date of Revision:
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Southwest side Hardin Valley Rd., East of Marietta Church Rd.
Other Parcel Info.:
Tax ID Number: 129 126, 126.01 Jurisdiction: County
Size of Tract: 107 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a 22' pavement width within a 40' - 60' right-of-way, and Marietta Church Rd., a minor collector street with a 19' pavement width within a 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential subdivision Density: 2.0 du/ac
Sector Plan: Northwest County Sector Plan Designation: AG/RR
Growth Policy Plan: Rural Area
Neighborhood Context: The surrounding area includes rural residential dwellings, farm structures, farmland and detached subdivisions under A and PR zoning. There is some CA zoning to the intersection of Hardin Valley Rd. and Marietta Church Rd., which is not currently uses commercially, and southwest of the site, which is used for a body shop. Hardin Valley Elementary is approximately 1.5 miles to the east.

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

Street: 11952 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, from the north and northwest.
History of Zoning: LDR sector plan designation was approve for the properties to the north and northwest in 2005 and 2006, and the properties were rezoned to PR up to 1.8 du/ac and up to 3 du/ac.

PLAN INFORMATION (where applicable)

Current Plan Category: AG/RR (Agricultural/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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): ADOPT RESOLUTION #7-E-16-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): The subject site is classified as Rural Area by the Knoxville-Farragut-Knox County Growth Policy Plan, which allows consideration of densities between 1 and 2 dwelling units per acre if within a Low Density Residential (LDR) land use classification on the sector plan. If the sector plan remains unchanged, the maximum density is 1 dwelling unit per acre.

Comments: Several properties within the immediate vicinity along Hardin Valley Rd. and Hickory Creek Rd. have been approved for LDR sector plan designation and PR zoning, though those sites do have less steep slope constraints than the subject site. The slope analysis (see attached) shows that of the calculated 113.42 acres of the site, 101.72 acres are within the Hillside Protection Area and approximately 43 acres of which have slopes greater than 25 percent. The steep slopes on the property are a major concern regarding the request to change the sector plan, however, the associated request for Planned Residential (PR) zoning does require use-on-review approval of the development plan by the planning commission. This will allow consideration of how the development minimizes disturbance of the steepest slopes. The current Agricultural (A) zoning allows 1 acre lots with only concept plan review by the planning commission if new roads are proposed. This allows far less ability for the planning commission to review protections of steep slopes.

This property is within the Rural Area of the Growth Policy Plan which does allow consideration of PR zoning up to 2 du/ac subject to considerations based on the site's environmental characteristics. The Growth Policy Plan also allows consideration of up to 3 du/ac in the Rural Area if the property: 1) is zoned PR, 2) public sewer and water service is provided, 3) site is on a collector or arterial that connects with the Planned Growth Area (PGA) or Urban Growth Boundary (UGB), and 4) a traffic impact analysis demonstrates the road can accommodate the proposed and similar developments through to the PGA or UGB. The slope analysis performed by staff used 2 du/ac as the maximum density allowed, which resulted in a calculated density of 1.42 du/ac using the recommendations of the Hillside and Ridgetop Protection Plan, and staff is recommending 1.5 du/ac. The applicant was made aware that in order for staff to consider 3 du/ac as the maximum density allowed a traffic impact analysis would need to be submitted and its findings would need to state that the proposed project does not unreasonably impact traffic flow on Hardin Valley Drive. If 3 du/ac were used as the maximum density allowed to calculate a density based on the Hillside Plan recommendations, it would be 1.68 du/ac.

This property is not within a parental responsibility zone (PRZ) of the Knox County School system but sidewalks can be require on some or all of the roads during the use-on-review if the planning commission deems them necessary for the safety of pedestrians and children. At the intersection of Hardin Valley Rd. and Marietta Church Rd. there is approximately 10 undeveloped acres of land zoned CA (General Business) which could have neighborhood-oriented commercial businesses that are a short walking distance from the subject site. In addition, a neighborhood amenity could be required by the planning commission because of the number of dwelling units that could be developed if the rezoning is approved.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

1. Water and sewer utilities have been extended to this area and are available to this site.
2. Portions of Hardin Valley Rd. have been improved since the sector plan was updated in 2003, though not within the vicinity of the subject property.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious or significant error or omission in the sector plan, however, since 2003 there has been significant development activity in the Hardin Valley Rd. corridor, including two new schools and one more to be constructed soon.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

1. The proposed land use is consistent with the policies of the Growth Policy Plan and General Plan, if the density of the site is no more than 2 dwelling units per acre.
2. There are two public schools within close proximity to this site, with one more to be constructed soon. The government has been active to provide needed services to this fast growing portion of the county.

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

1. There has been significant development activity in the Hardin Valley Rd. corridor, including two new schools and one more to be constructed soon.
2. There have been several sector plan amendments and rezoning's in the vicinity consistent with this request.
3. Several residential developments have been started or are completed within the vicinity of the subject site.

Action: Approved **Meeting Date:** 8/11/2016

Details of Action:

Summary of Action: Adopt Resolution #7-E-16-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also approve the sector plan amendment.

Date of Approval: 8/11/2016 **Date of Denial:** **Postponements:** 7/14/2016

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/26/2016

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: