

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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

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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### 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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 1.5 du/ac. (Applicant requested 2 du/ac)

Staff Recomm. (Full): PR zoning at the requested density is consistent with the recommended sector plan designation, if approved, and will allow uses compatible with the surrounding land uses and zoning pattern. Much of the site is constrained by steep slopes as shown in the slope/density analysis (attached). The recommended density is 1.5 du/ac, consistent with the recommendations of the Hillside and Ridgetop Protection Plan, and the Growth Policy Plan.

Comments: 7-j-16-rz

Action: Approved Meeting Date: 8/11/2016

Details of Action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 2 du/ac.

Summary of Action: Recommend the Knox County Commission approve PR (Planned Residential) zoning at a density up to 2 dwelling units per acre

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: