

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT



**File Number:** 9-B-21-SP **Related File Number:** 9-I-21-RZ  
**Application Filed:** 7/26/2021 **Date of Revision:**  
**Applicant:** HOMESTEAD LAND HOLDINGS, LLC

#### PROPERTY INFORMATION

**General Location:** Southeast corner of intersection of Marietta Church Road and Hardin Valley Road  
**Other Parcel Info.:**  
**Tax ID Number:** 129 12603, 12604 & 12605 **Jurisdiction:** County  
**Size of Tract:** 12.76 acres  
**Accessibility:** Access is via Hardin Valley Road, a minor arterial with a 22-ft pavement width within a 70-ft right-of-way, and Marietta Church Rd., a minor collector with a 19-ft pavement width within a 60-ft right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant, single family residential  
**Surrounding Land Use:**  
**Proposed Use:** **Density:** up to 3 du/ac  
**Sector Plan:** Northwest County **Sector Plan Designation:** AG (Agricultural) & LDR (Low Density Residential)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is transitioning from large, agricultural lots to single family residential. Steep slopes are also in the vicinity.

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

**Street:** 11952 , 12054 & 12044 Hardin Valley Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) & CA (General Business) & PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:** CR (Rural Commercial) & PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** No.  
**History of Zoning:** None noted.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** AG (Agricultural) & LDR (Low Density Residential) & HP (Hillside Protection)  
**Requested Plan Category:** RC (Rural Commercial) & 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 RC (Rural Commercial) & HP (Hillside Protection) for a portion of parcel 129 12604 (12054 Hardin Valley Road) and RR (Rural Residential) and HP (Hillside Protection) for portions of parcel 129 12604 (12054 Hardin Valley Road), and for portions of parcel 129 12603 (12044 Hardin Valley Road), and for parcel 129 12605 (11952 Hardin Valley Road) because of the expansion of utilities in this area.

Staff Recomm. (Full):

Comments:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector.
2. This area is transitioning from a primarily large lot agricultural area to residential neighborhoods.
3. Rezoning accommodations for this residential growth have already occurred to the adjacent areas to the south and east.

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

1. There has been a recently completed expansion of wastewater capacity in this area by the West Knox Utility District and a new middle school built for the Hardin Valley community by Knox County Schools. A study for forthcoming electrical line improvements by the West Knox Utility District and TVA is also underway.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The existing sector plan did not recognize the CA (General Business) zoning because this area is in the Rural Area of the Growth Policy Plan and only allows consideration of the CR (Rural Commercial) zone districts, which is only recommended by the RC (Rural Commercial) land use classification.

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

1. The properties around the intersection of Hardin Valley Road and Marietta Church Road began transitioning from large lot agricultural areas to residential neighborhoods starting in 2006, and adjacent rezonings have occurred to allow for additional residential neighborhood growth in the last several months.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action:

Approved

Meeting Date: 9/9/2021

Details of Action:

Summary of Action:

Approve RC (Rural Commercial) & HP (Hillside Protection) for a portion of parcel 129 12604 (12054 Hardin Valley Road) and RR (Rural Residential) and HP (Hillside Protection) for portions of parcel 129

12604 (12054 Hardin Valley Road), and for portions of parcel 129 12603 (12044 Hardin Valley Road), and for parcel 129 12605 (11952 Hardin Valley Road) because of the expansion of utilities in this area.

**Date of Approval:** 9/9/2021

**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:** 10/25/2021

**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:**