



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 3-I-19-RZ
3-C-19-SP

AGENDA ITEM #: 33
AGENDA DATE: 3/14/2019

▶ **APPLICANT:** HOMESTEAD LAND HOLDINGS, LLC
OWNER(S): Homestead Land Holdings, LLC

TAX ID NUMBER: 130 09405 [View map on KGIS](#)
JURISDICTION: Commission District 6
STREET ADDRESS: 1034 N. Campbell Station Rd
▶ **LOCATION:** Northside of N. Campbell Station Rd., West of Loggerhead Ln.
▶ **TRACT INFORMATION:** 11.9 acres.
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
ACCESSIBILITY: Access is via Gecko Dr. and Loggerhead Ln., local streets, and via N. Campbell Station Rd, a minor arterial, with a pavement width of 21' feet, within a 40' right-of-way.
UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District
WATERSHED: Turkey Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** A (Agricultural) / A (Agricultural)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)
▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant
▶ **PROPOSED USE:** Residential subdivision
DENSITY PROPOSED: 4 du/ac
EXTENSION OF PLAN DESIGNATION/ZONING: Yes, LDR is adjacent to the east and west sides of the property.
HISTORY OF ZONING REQUESTS: None Noted
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING: North: Rural residential - A (Agricultural)
South: Agricultural/Forestry/Vacant -Town of Farragut R-2
East: Single family residential - PR (Planned Residential) up to 3 du/ac
West: Single family residential - PR (Planned Residential) up to 4 du/ac
NEIGHBORHOOD CONTEXT: The area is adjacent to the Town of Farragut and is comprised of mostly single family residential neighborhoods, with some multi-family residential closer to the N. Campbell Station/Snyder Road area. A few large agricultural tracts still exist in the area as well.

STAFF RECOMMENDATION:

- ▶ **ADOPT RESOLUTION #3-C-19-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)**

This site is located adjacent to existing LDR designated areas and is within the Urban Growth Boundary for the Town of Farragut. Staff recommends extension of the LDR designation from the west and the east adjacent parcels.

- ▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 4 du/ac zoning.**

Staff recommends approval of requested PR zoning up to 4 du/ac, which is compatible with the requested plan amendment to LDR (Low Density Residential) land use designation for this property. The adjacent properties to the east and west are zoned PR and range from less than 3 du/ac to less than 4.1 du/ac, and this is an extension of the PR zoning at a similar density, up to 4 du/acre. Staff recommends approval, subject to one condition:

- 1) Primary access to the subdivision to be off of Gecko Drive from the adjoining subdivision to the east.

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 Northwest County Sector is one of the most rapidly growing parts of Knox County.

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

1. There are no new roads or utilities that have been introduced into this area since the adoption of the Northwest County Sector Plan in 2016.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The Northwest County Sector Plan should have taken into consideration the growth in the general area and extended the LDR designation to this parcel as well in anticipation of the population growth trends and demand for housing.

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

1. Population growth in the Northwest County Sector continues to be higher than other parts of Knox County and warrants reconsideration of the original plan proposal for this area to allow more opportunities for increased density.

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

1. 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.
2. 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.

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 property is located in the Urban Growth Boundary for the Town of Farragut on the Growth Policy Plan.
2. The Northwest County Sector continues to be the fastest growing part of Knox County.

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. A planned unit development shall be compatible with the surrounding or adjacent zones and this shall be determined by the Planning Commission during the Use On Review process.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. PR zoning is compatible with the proposed LDR sector plan designation and any impacts will be addressed during the the use on review process.

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 recommended amendment for the Northwest County Sector Plan to LDR (Low Density Residential) makes the proposed rezoning consistent with the land use plan and all other adopted plans.

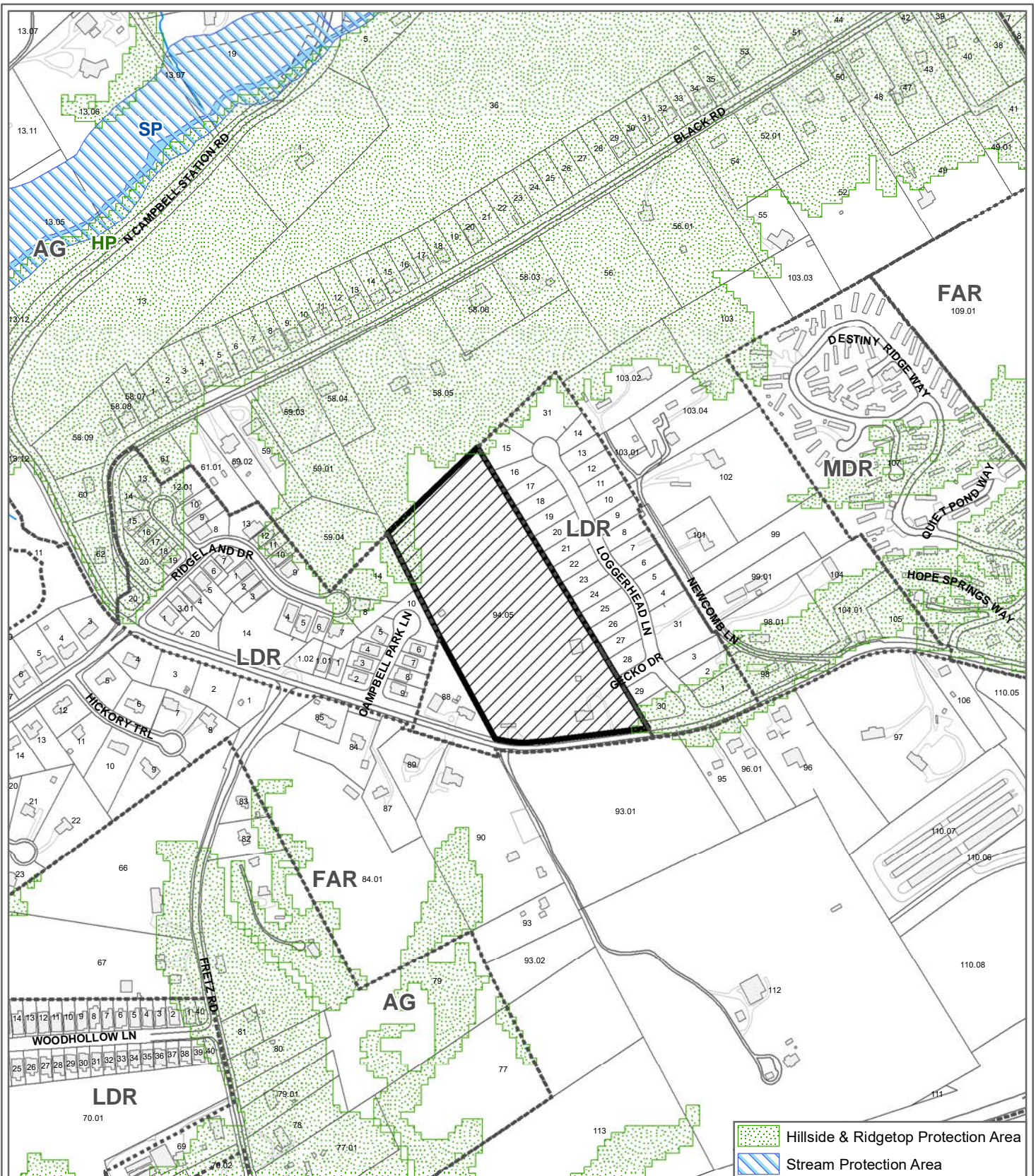
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 20 (public school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 4/22/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**3-C-19-SP
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: AG/RR (Agricultural/Rural Residential)
To: LDR (Low Density Residential)

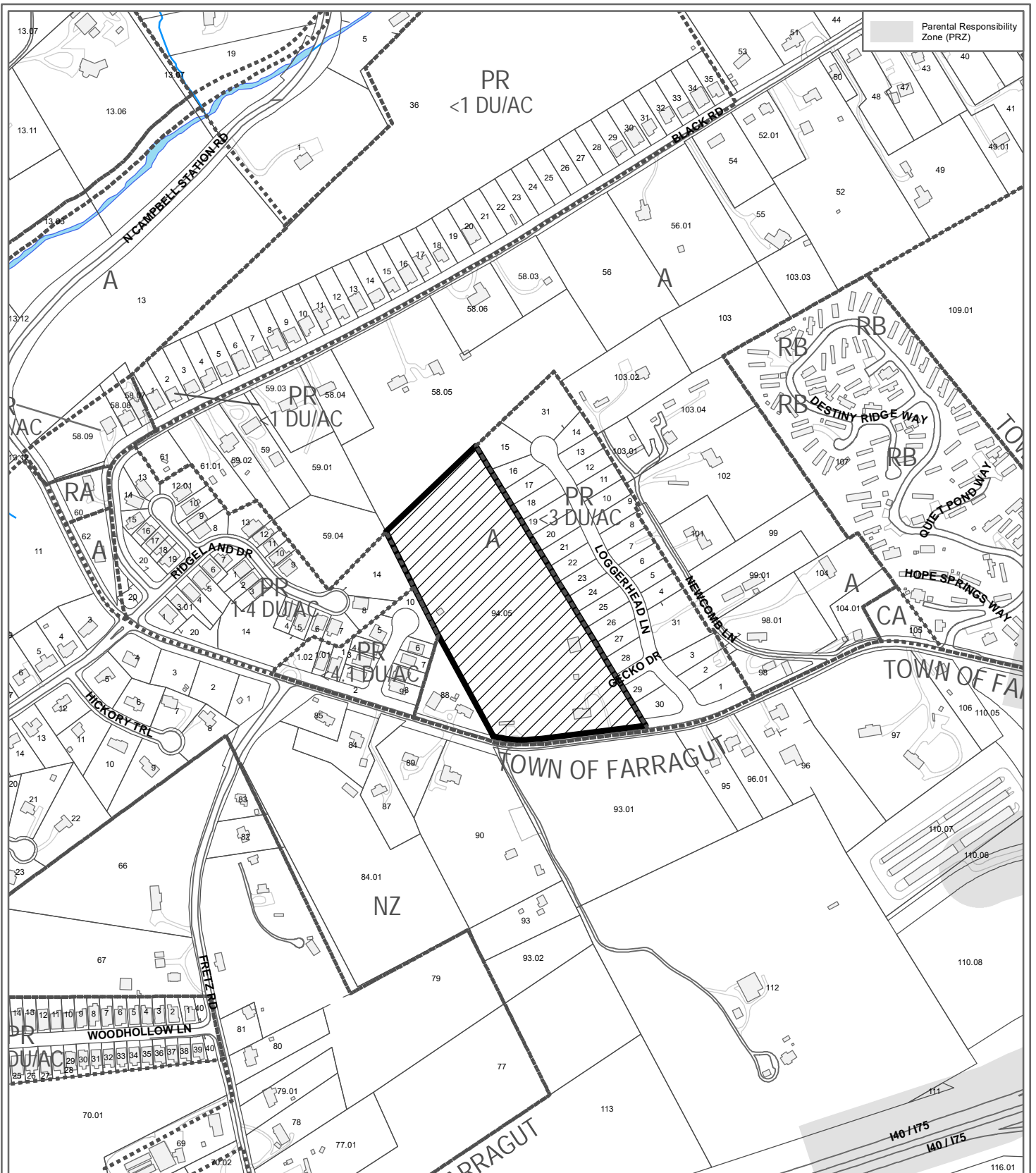


Petitioner: Homestead Land Holdings, LLC

Map No: 130
Jurisdiction: County



Original Print Date: 2/19/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**3-I-19-RZ
REZONING**

From: A (Agricultural)

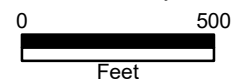
To: PR (Planned Residential)



Petitioner: Homestead Land Holdings, LLC

Map No: 130

Jurisdiction: County



Original Print Date: 2/19/2019

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

*KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN*

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Homestead Land Holdings, LLC, has submitted an application to amend the Sector Plan from Agricultural to Low Density Residential, for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the Northwest County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on March 14, 2019, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #3-C-19-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Double Fee

REZONING **PLAN AMENDMENT**

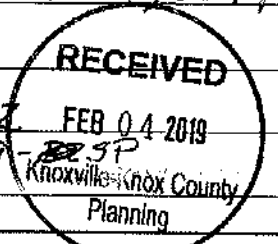
Name of Applicant: HOMESTEAD LAND HOLDINGS, LLC

Date Filed: FEB. 04, 2019 Meeting Date: MARCH 14, 2019

Application Accepted by: M. Payne

Fee Amount: \$2390.00 File Number: Rezoning 3-I-19-RA

Fee Amount: 1600.00 File Number: Plan Amendment 3-C-19-



PROPERTY INFORMATION

Address: 1034 N. CAMPBELL STA

General Location: NORTH SIDE OF CAMPBELL STA RD., NORTH OF I-40, ADJACENT TO BRAXTON CREEK

Parcel ID Number(s): 130 09405

Tract Size: 11.9 AC

Existing Land Use: AG

Planning Sector: NW County

Growth Policy Plan: Urban

Census Tract: 59.04

Traffic Zone: 237

Jurisdiction: City Council _____ District
 County Commission 6 District

Requested Change

REZONING

FROM: A

TO: PR

PLAN AMENDMENT

One Year Plan NW County Sector Plan

FROM: AG

TO: LDR

PROPOSED USE OF PROPERTY

RESIDENTIAL SUBDIVISION

Density Proposed 4 Units/Acre

Previous Rezoning Requests: N/A

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT
Name: HOMESTEAD LAND HOLDINGS, LLC

Company: BOB MOHNEY

Address: 122 PERIMETER PARK PL.

City: KNOXVILLE State: TN Zip: 37922

Telephone: 865-397-5630

Fax: _____

E-mail: BMOHNEY@SADDLEBROOKPROPERTIES.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: RUSSELL N. RACKLEY

Company: RACKLEY ENGINEERING

Address: PO BOX 30456

City: KNOXVILLE State: TN Zip: 37930

Telephone: 865-622-6560

Fax: _____

E-mail: RNRACKLEY@RACKLEYENGINEERING.COM

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT
Name: RUSSELL N. RACKLEY

Company: RACKLEY ENGINEERING

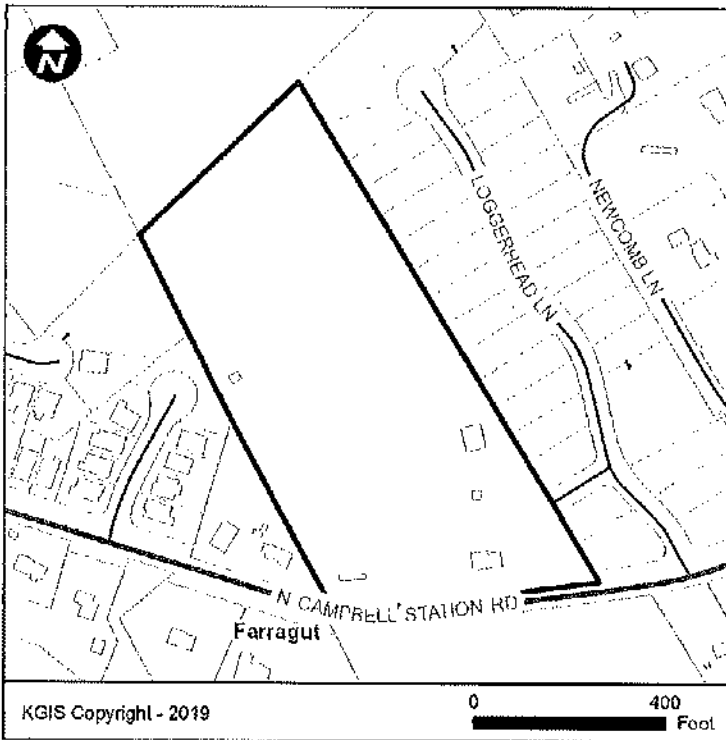
Address: PO BOX 30456

City: KNOXVILLE State: TN Zip: 37930

Telephone: 865-622-6560

E-mail: RNRACKLEY@RACKLEYENGINEERING.COM

Parcel 130 09405 - Property Map and Details Report



Property Information

Parcel ID:	130 09405
Location Address:	1034 N CAMPBELL STATION RD
CLT Map:	130
Insert:	
Group:	
Condo Letter:	
Parcel:	94.05
Parcel Type:	
District:	W6
Ward:	
City Block:	
Subdivision:	
Rec. Acreage:	11.9
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20170118 - 0044602
Deed Type:	Deed: Gift Deed
Deed Date:	1/18/2017

Address Information

Site Address: 1034 N CAMPBELL STATION RD
KNOXVILLE - 37932

Address Type: MOBILE HOME

Site Name:

Owner Information

GARNER MARGARET GAIL C
10917 SONJA DR
KNOXVILLE, TN 37934

The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY

City / Township:

MPC Information

Census Tract: 59.04

Planning Sector: Northwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 65N

Voting Location: Farragut Primary School
509 N CAMPBELL STATION RD

TN State House: 89 Roger Kane

TN State Senate: 7 Richard Briggs

County Commission: 6 Brad Anders

School Zones

Elementary: FARRAGUT PRIMARY

Intermediate: FARRAGUT INTERMEDIATE

Middle: HARDIN VALLEY MIDDLE

High: HARDIN VALLEY ACADEMY

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

City Council:

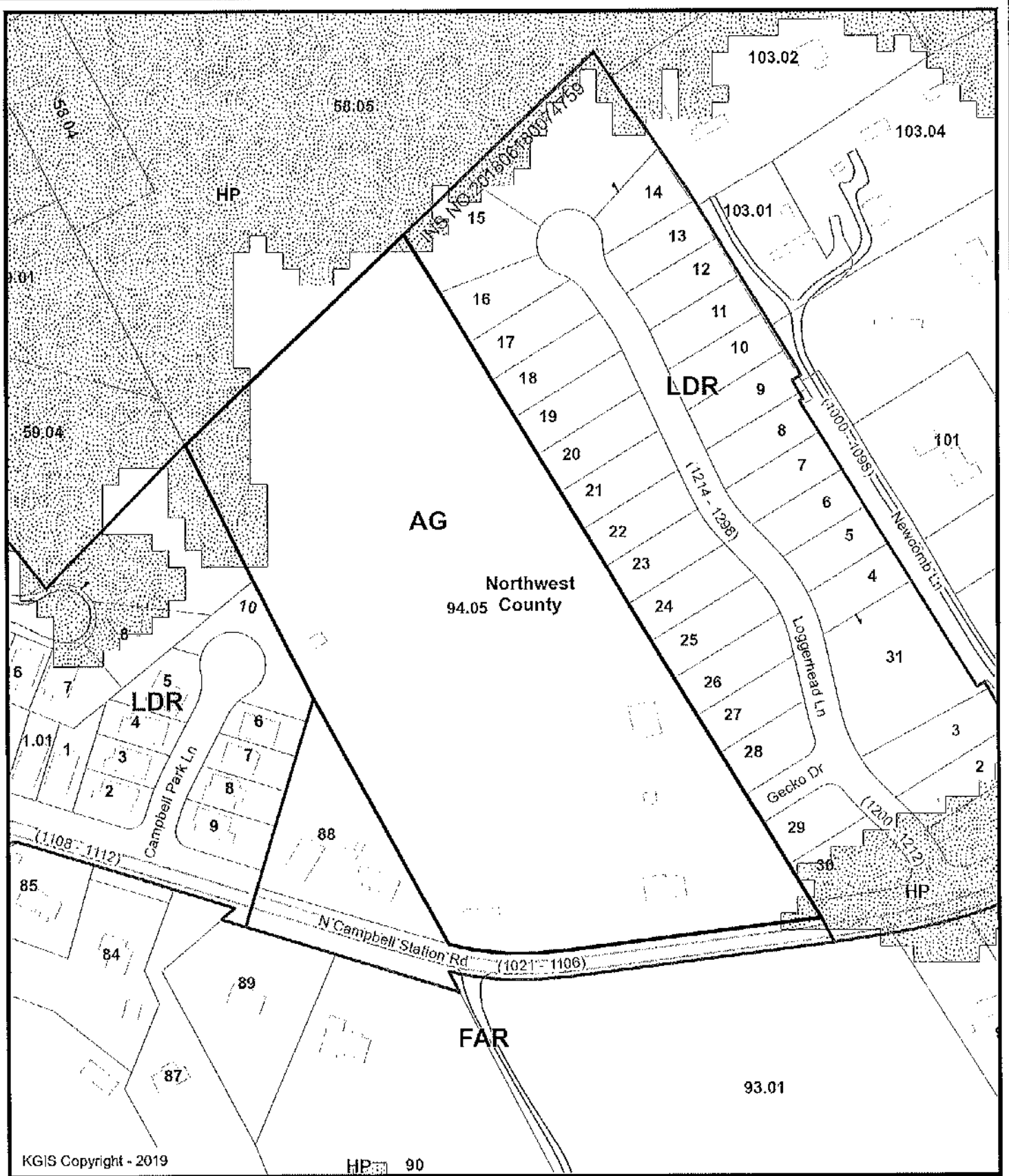
School Board: 6 Terry Hill

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

TRAFFIC ZONE 237

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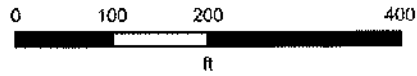
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Letter Portrait



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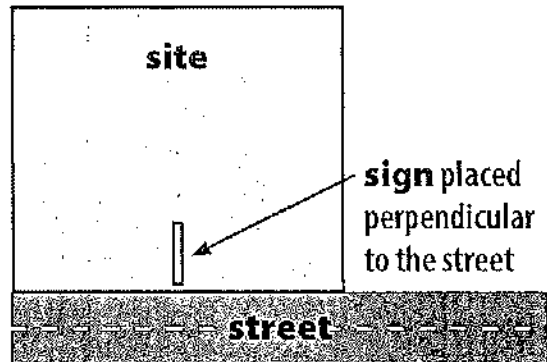
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

2/27/19 and 3/15/19
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: *Russell W. Rackley*

Printed Name: RUSSELL W. RACKLEY

Phone: 865-622-6560 Email: RNRACKLEY@RACKLEYENGINEERING.COM

Date: 2/09/19

MPC File Number: 3-H-19-RZ, 3-C-19-SP