



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 5-I-21-RZ

AGENDA ITEM #: 23

5-B-21-SP

AGENDA DATE: 5/13/2021

► **APPLICANT:** URBAN ENGINEERING, INC.

OWNER(S): Gary Long

TAX ID NUMBER: 130 A A 00212

[View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 0 Long Farm Way

► **LOCATION:** Long Farm Way at Yarnell Road, north side of Yarnell Road and west of N. Campbell Station Road

► **TRACT INFORMATION:** 18.86 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Yarnell Road a major collector with a pavement width of 20.4-ft within a right-of-way width 60 feet.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek and Hickory Creek

► **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural) / HP (Hillside Protection) / A (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** RR (Rural Residential) / HP (Hillside Protection) / PR (Planned Residential)

► **EXISTING LAND USE:** Agriculture/forestry/vacant

► **DENSITY PROPOSED:** 2 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, RR (Rural Residential) is adjacent to the east.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Agriculture/forestry/vacant - LDR (Low Density Residential), AG (Agriculture) / HP (Hillside Protection)

South: Agriculture/forestry/vacant - AG (Agriculture) / HP (Hillside Protection)

East: Agriculture/forestry/vacant - AG (Agriculture), RR (Rural Residential) / HP (Hillside Protection)

West: Agriculture/forestry/vacant - LDR (Low Density Residential), AG (Agriculture) / HP (Hillside Protection)

NEIGHBORHOOD CONTEXT: The area is primarily a mix of forested steep slopes and cleared large lot

STAFF RECOMMENDATION:

- ▶ **Approve RR (Rural Residential) / HP (Hillside Protection) because it is consistent with the Growth Policy Plan and consistent with the adjacent zoning.**

- ▶ **Approve PR (Planned Residential) up to 1.8 du/ac because it is consistent with the slope analysis and the surrounding development.**

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. The Hardin Valley Mobility Plan adopted in 2019 prioritized improvement projects in the Hardin Valley area and specified three options for long-term (6-10+ years) safety projects for N. Campbell Station Road, including; add shoulders or new connection and partial realignment. (See Exhibit C).
3. Medium term (3-5 years) safety projects at the intersection with Campbell Station and Yarnell Road are also recommended, including; a roundabout or a traffic signal (See Exhibit C).

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

1. There have been no new road improvements in this area.
2. 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.
3. While utility infrastructure does support additional residential growth in the area, the adopted Growth Policy Plan does not support residential densities greater than 2 du/ac, thus the Rural Residential is the maximum residential land use classification that staff can support at this location

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding these parcels. The 2016 update of the Northwest County Sector Plan took into consideration that this area is within the Rural Area of the Growth Policy Plan, which is intended to remain rural through limiting residential density growth and development of commercial and industrial land uses.
2. Zoning for residential densities in the general area are approximately 2 du/ac, which the proposed Rural Residential land use classification recommends.
3. The slope analysis yields a recommended density of 1.8 du/ac, the RR (Rural Residential) land use classification is consistent with the maximum recommended residential density in the Hillside Protection (HP) Overlay land use classification

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

1. The existing Rural Residential land use classification allows consideration of additional residential density at this location up to 2 dwelling units per acre and the majority of the surrounding residential densities are within that range as well.
2. The slope analysis for the property also recommends a reduced density.

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.

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 West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector.
2. Since the adoption of the Northwest County Sector Plan in 2016, a new middle school has been constructed and a new elementary school is planned for the sector.

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. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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. The adjacent parcels are largely rural and agricultural in character, however, the property is bounded by properties zoned PR up to 2 du/ac that are developed or being developed. If rezoned with at the requested density the development could hold up to 37 dwelling units, the staff recommendation at PR up to 1.8 du/ac could result in 33 total dwelling units, which is consistent with the slope analysis.
2. A revised Transportation Impact Study was submitted on April 21, 2021 by Ajax Engineering for cases 5-SB-21-C / 5-D-21-UR for the adjacent 62.5 acres that was recently rezoned to PR with a density of 1.93 du/ac, this TIS also notes that the 17.5 acres for this case 5-I-21-RZ may be developed with 35 single-family detached and provides

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 staff recommended rezoning to PR up to 1.8 du/ac is consistent with the recommended plan amendment to RR (Rural Residential) for the Northwest County Sector Plan at this location, and is consistent with the slope analysis and the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 417 (average daily vehicle trips)

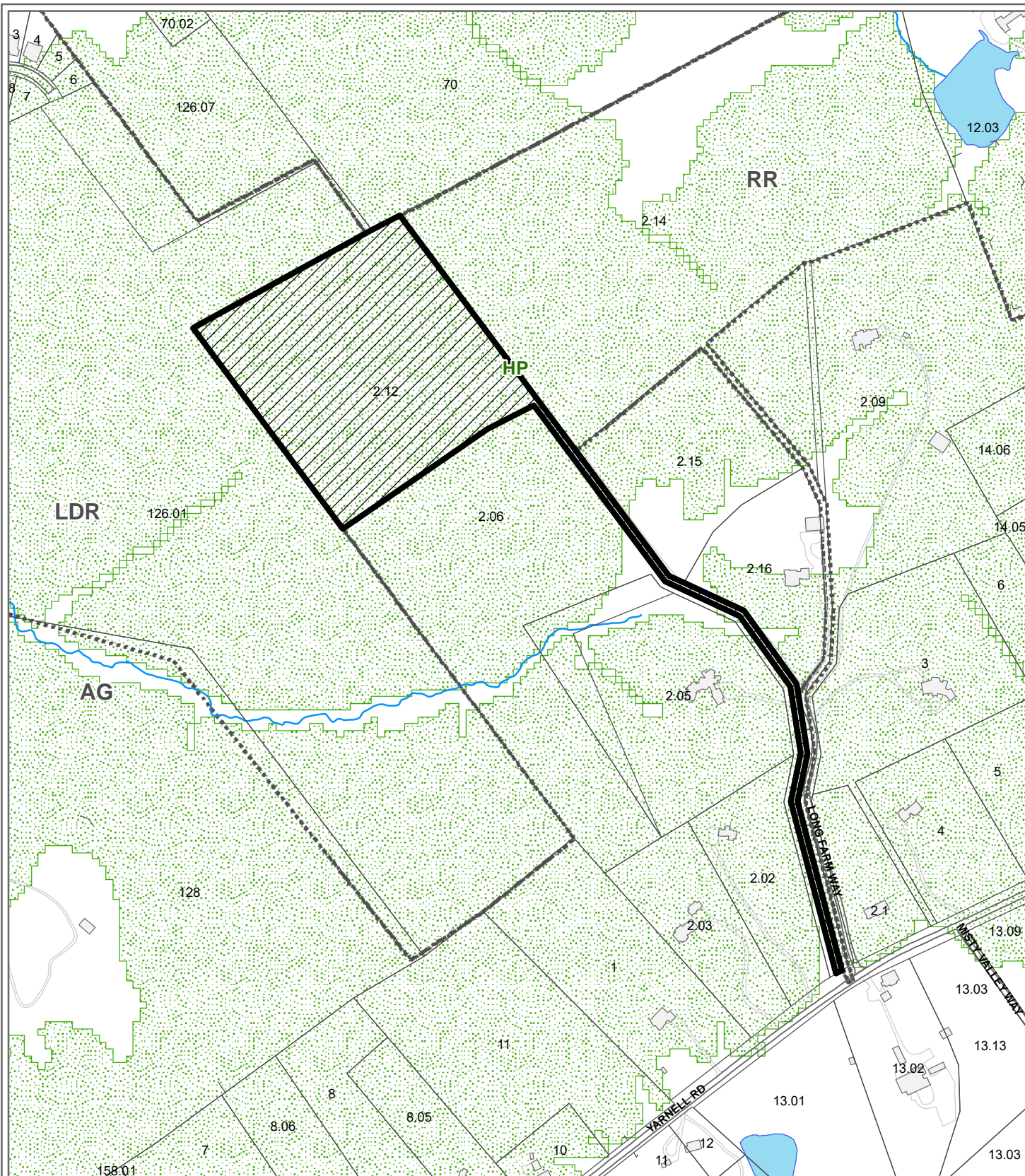
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 15 (public school children, grades K-12)

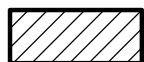
Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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 6/28/2021. 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.



**5-B-21-SP / 5-I-21-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**



From: AG (Agricultural)

To: RR (Rural Residential)

Original Print Date: 4/7/2021
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Engineering, Inc., Urban

Map No: 130

Jurisdiction: County

0 500
Feet



***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, Urban Engineering, Inc. has submitted an application for an amendment to the Northwest County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Agriculture/Hillside Protection to Rural Residential/Hillside Protection 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 May 13, 2021, 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 #5-B-21-SP.

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

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

Date

Chairman

Secretary

Exhibit B. 5-I-21-RZ / 5-B-21-SP Contextual Images

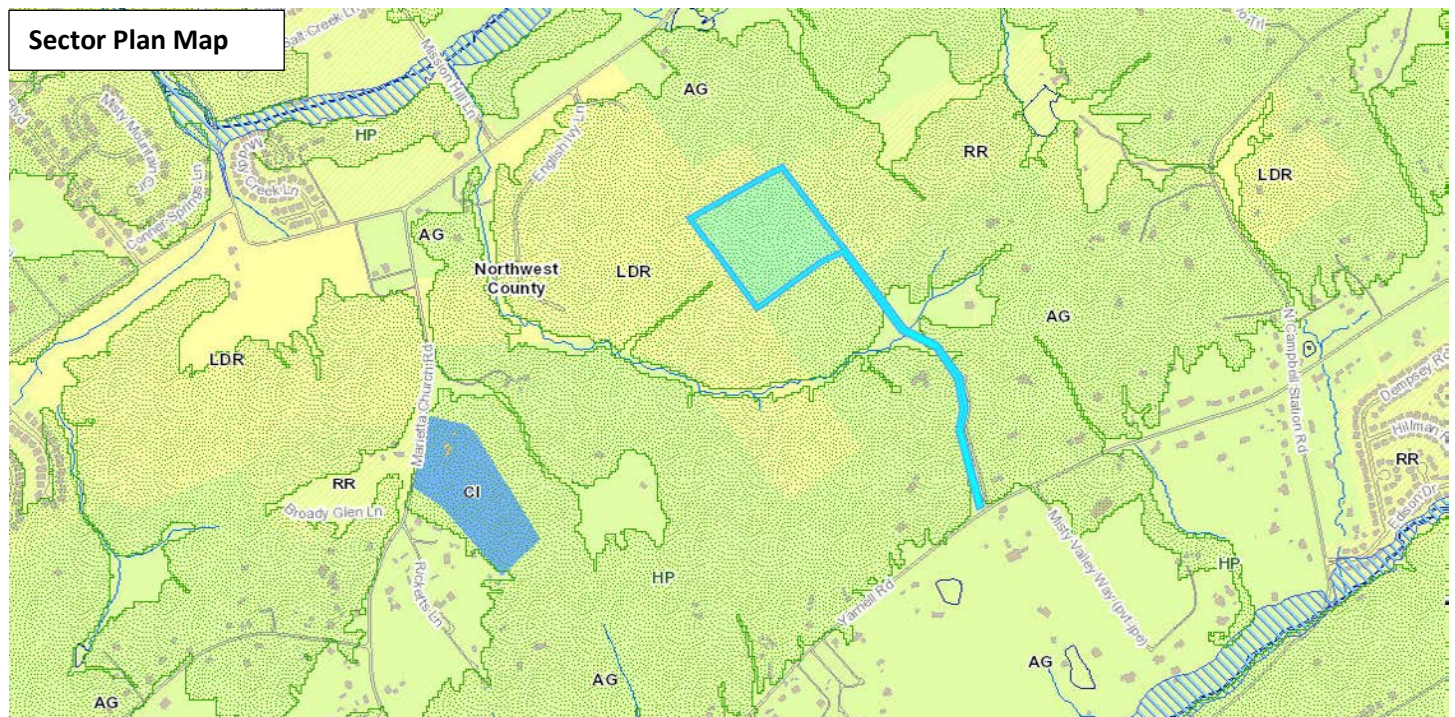
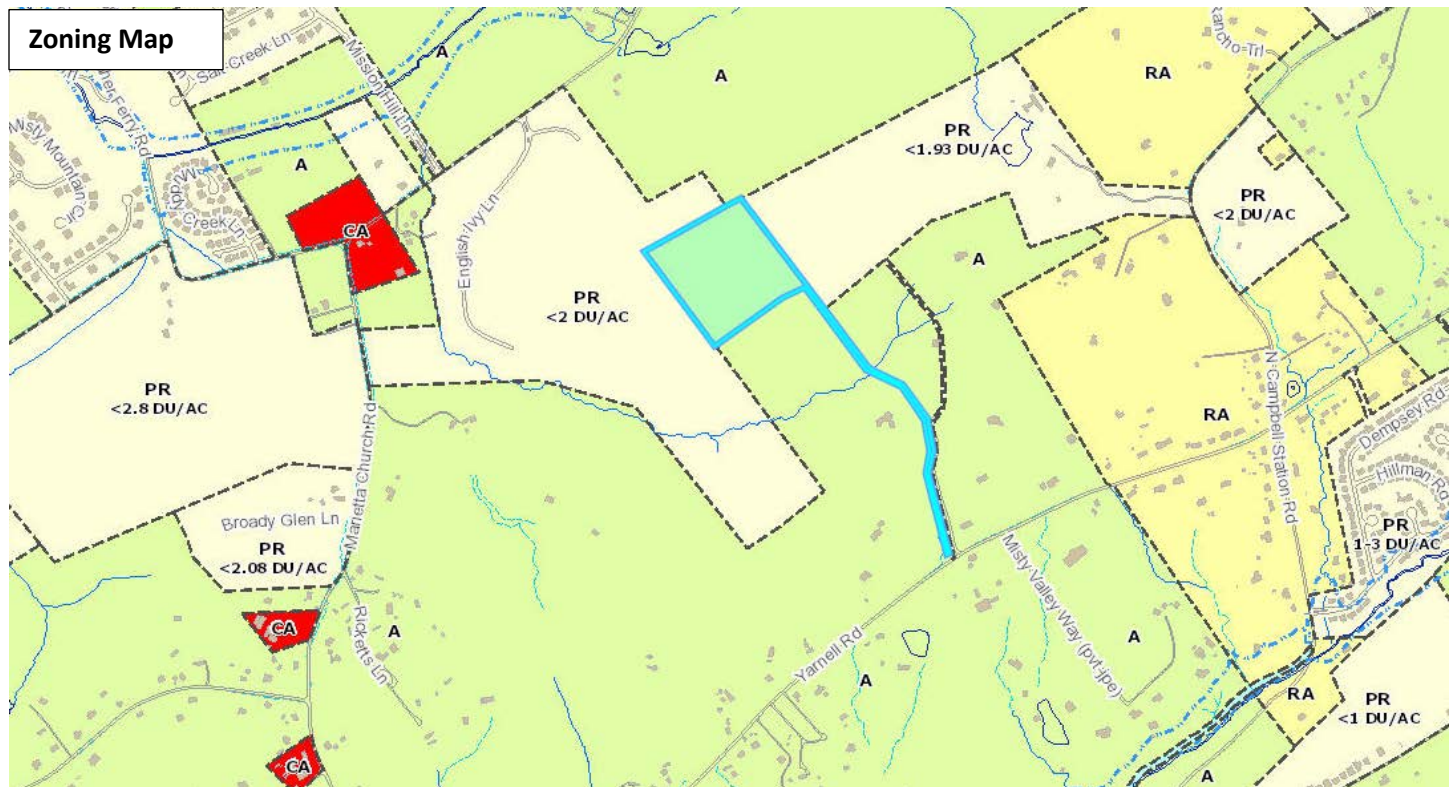


Exhibit B. 5-I-21-RZ / 5-B-21-SP Contextual Images



Zoning Map with Building Permits for last 2 years

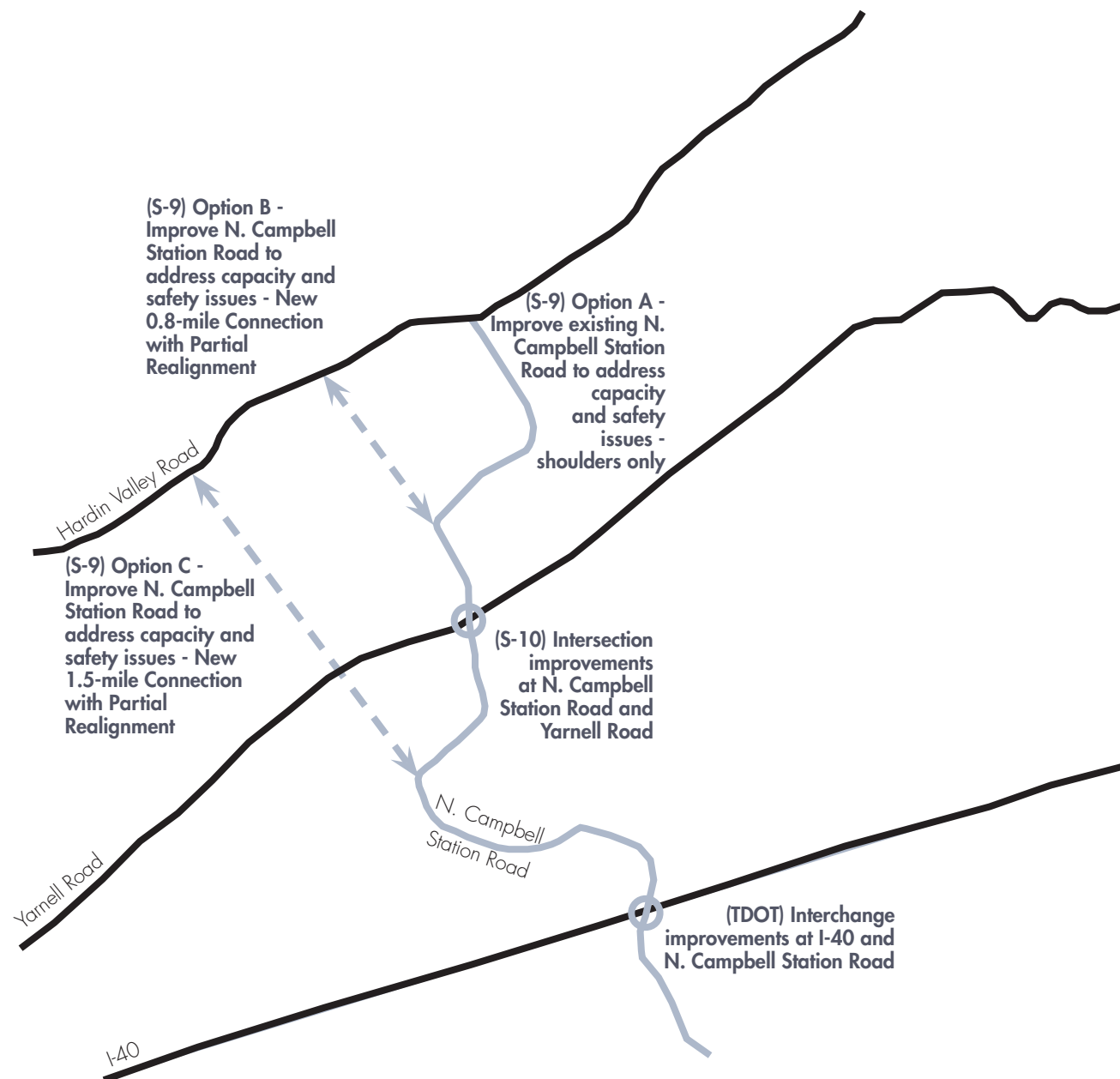


SAFETY PROJECTS

PROJECT	DESCRIPTION	COST
S-1	Signage for limited sight distance (Carmichael/Valley Vista, Everett/Buttermilk, Solway/Sam Lee)	\$100 K
S-2	Option A - New Roadway Alignment; New northbound Graybeal Road alignment to connect to intersection of Buttermilk Road and southbound Graybeal Road with additional signage for sight distance	\$2 M
	Option B - Intersection Approach Realignment; realign both intersections of Buttermilk Road and Graybeal Road with additional signage for sight distance	\$320 K
S-3	Widen Hickory Creek to include shoulder on either side for all users	\$7 M
S-4	Intersection improvements at Couch Mill Road/Williams Road/Gallaher Ferry Road with signage for sight distance	\$80 K
S-5	Widen existing travel lanes and shoulders on Williams Bend Road to provide better access to Melton Hill Park for all users	\$6 M
S-6	Intersection improvements at Couch Mill Road and Williams Bend Road (consider 3-way stop) with signage for sight distance	\$40 K
S-7	Option A - Intersection improvements at Sam Lee Road and Steele Road - Consider Roundabout	\$1.5 M
	Option B - Intersection improvements at Sam Lee Road and Steele Road - Consider All Way Stop	\$60 K
S-8	Widen existing travel lanes on Sam Lee Road with additional shoulder width for all users	\$7 M
S-9	Option A - Improve existing N. Campbell Station Road to address capacity and safety issues - Shoulders Only	\$13 M
	Option B - Improve N. Campbell Station Road to address capacity and safety issues - New 0.8-mile Connection with Partial Realignment	\$15.5 M
	Option C - Improve Campbell Station Road to address capacity and safety issues - New 1.5-mile Connection with Partial Realignment	\$18 M
S-10	Option A - Intersection improvements at Campbell Station and Yarnell - Consider Roundabout	\$2 M
	Option B - Intersection improvements at Campbell Station and Yarnell - Consider Traffic Signal	\$1.5 M
S-11	Improve Snyder School Road to include shoulders for all users	\$2.5 M

NORTH CAMPBELL STATION ROAD

North Campbell Station Road is one of few north-south connections within the Hardin Valley community, providing access to residential areas within the study area and key commercial destinations (Turkey Creek, Northshore Town Center, etc.) south of Interstate 40. Given the terrain limitations in this area, the curvature of North Campbell Station Road creates some significant safety challenges related to all drivers, limited sight distance, and narrow lane widths. Based on significant public and stakeholder comments, improvements to North Campbell Station Road are intended to improve safety and increase connectivity of vehicles traversing this corridor. Public-private partnerships may provide opportunities to implement some of these improvements as development occurs.





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ SP ☐ OYP
☒ Rezoning

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

3/29/2021

05/13/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

5-I-21-RZ
5-B-21-SP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Chris Sharp, P.E.

Urban Engineering, Inc.

Name

Company

11852 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

Gary Long

P.O. Box 58 (Grimsley, TN 38565)

Owner Name (if different)

Owner Address

Owner Phone

0 Long Farm Way

130AA00212

Property Address

Parcel ID

WKUD

WKUD

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Long Farm Way at Yarnell Road; n/s of Yarnel Rd west of N. Campbell Station Rd. 18.86 ac

General Location

Tract Size

☐ City ☒ County

6th
District

A
Zoning District

Agricultural/forestry/vacant
Existing Land Use

Northwest County

Agricultural

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ SP ☐ OYP
☒ Rezoning

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

3/29/2021

05/13/2021

File Number(s)

Date Filed

Meeting Date (if applicable)

5-I-21-RZ
5-B-21-SP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Chris Sharp, P.E.

Urban Engineering, Inc.

Name

Company

11852 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

Gary Long

P.O. Box 58 (Grimsley, TN 38565)

Owner Name (if different)

Owner Address

Owner Phone

0 Long Farm Way

130AA00212

Property Address

Parcel ID

WKUD

WKUD

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Long Farm Way at Yarnell Road; n/s of Yarnel Rd west of N. Campbell Station Rd. 18.86 ac

General Location

Tract Size

☐ City ☒ County

6th
District

A

Zoning District

Agricultural/forestry/vacant

Existing Land Use

Northwest County

Agricultural

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

- ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

- ☒ Zoning Change **PR**
Proposed Zoning _____
☒ Plan Amendment Change **LDR- Rural Residential**
Proposed Plan Designation(s) _____

Pending Plat File Number

2.0

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1	0325	\$1,543.00	Total
Fee 2	0527	\$800.00	\$2,343.00
Fee 3			

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

(865) 966-1924

Phone Number

Staff Signature

Urban Engineering, Inc.

Please Print

chris@urban-eng.com

Email

Michelle Portier

Please Print

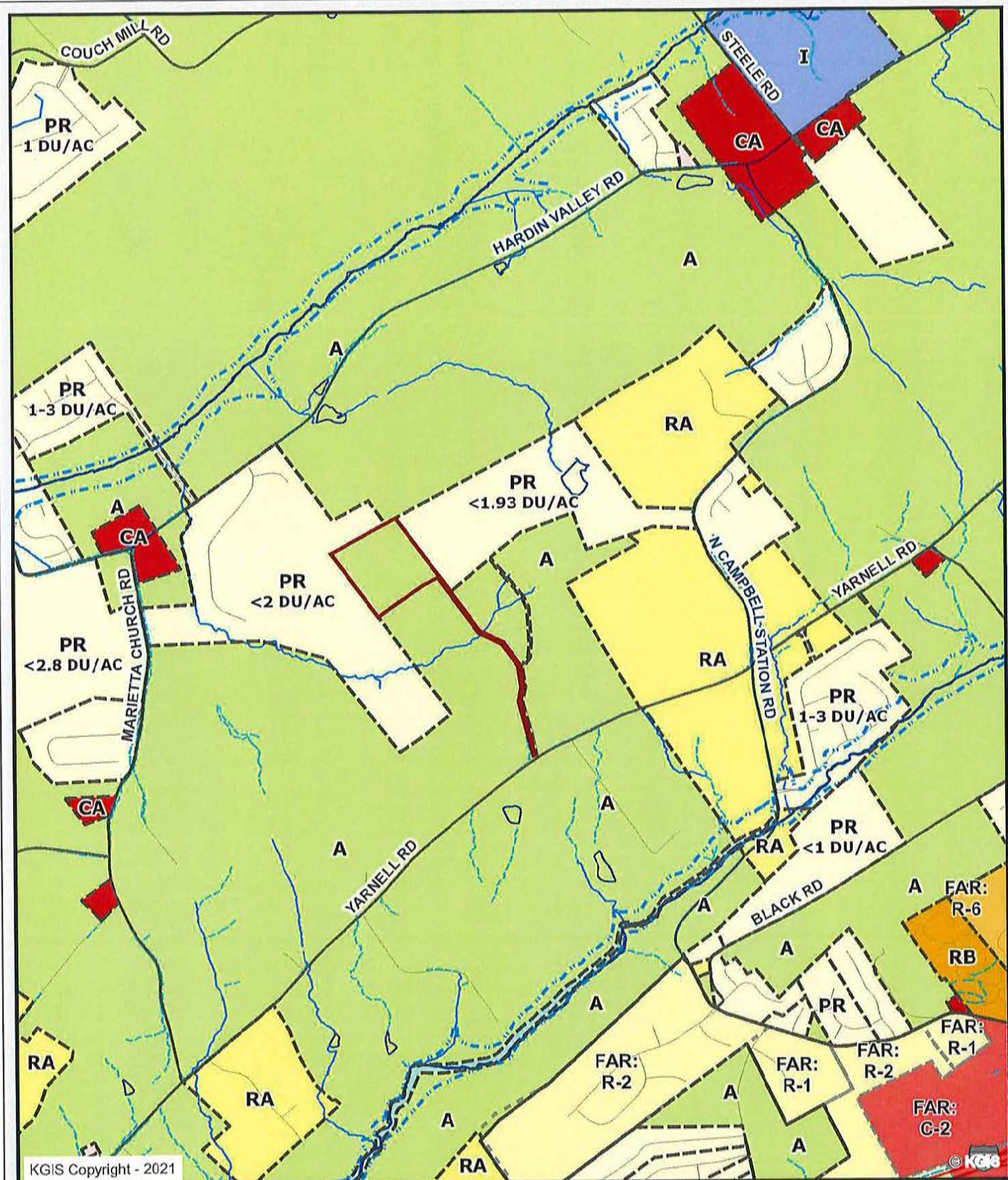
03/26/2021

Date

3/29/2021

Date

M. Payne



ChrisSharpe_LongFarmWay_ZoningMap

Zoning Map

Knoxville - Knox County - KUB Geographic Information System



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