



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 11-H-21-RZ
11-C-21-SP

AGENDA ITEM #: 20
AGENDA DATE: 11/10/2021

▶ **APPLICANT:** STEVE LARIMER
OWNER(S): Steve Larimer

TAX ID NUMBER: 129 126.07 [View map on KGIS](#)
JURISDICTION: Commission District 6
STREET ADDRESS: 0 Hardin Valley Rd.
▶ **LOCATION:** South side of Hardin Valley Road, east side of English Ivy Lane
▶ **TRACT INFORMATION:** 10.66 acres.
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Rural Area
ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a 22' pavement width within a 60' right-of-way.
UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District
WATERSHED: Conner Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural) & HP (Hillside Protection) / A (Agricultural)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) & HP (Hillside Protection) / PR (Planned Residential)
▶ **EXISTING LAND USE:** Rural residential, Agricultural/forestry/vacant

▶ **DENSITY PROPOSED:** 3 du/ac
EXTENSION OF PLAN DESIGNATION/ZONING: Yes, LDR and PR up to 2 du/ac are adjacent to the west.
HISTORY OF ZONING REQUESTS: 7-F-21-RZ & 7-C-21-SP: A/HP to PR/HP - Withdrawn
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Agricultural/forestry/vacant / AG (Agriculture) & HP (Hillside Protection) / A (Agriculture)
South: Agricultural/forestry/vacant / AG (Agriculture), LDR (Low Density Residential) & HP (Hillside Protection) / PR (Planned Residential), A (Agriculture)
East: Agricultural/forestry/vacant / AG (Agriculture) & HP (Hillside Protection) / A (Agriculture)
West: Single family residential, Agricultural/forestry/vacant / AG (Agriculture), LDR (Low Density Residential) & HP (Hillside Protection) / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is transitioning from large, agricultural lots to single family residential. This side of Hardin Valley is characterized by forested, steep slopes.

STAFF RECOMMENDATION:

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

- ▶ **Approve PR (Planned Residential) zoning up to 2 du/ac consistent with the Growth Policy Plan.**

COMMENTS:

In July of 2021, this area was included in part of an application for a rezoning and plan amendment that also included the adjacent 2 acre parcel at 11902 Hardin Valley Road (See case #s: 7-F-21-RZ & 7-C-21-SP) Staff recommended approval of RR (Rural Residential) & HP (Hillside Protection).

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.

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 aligns with the recommended Rural Residential land use classification.
3. The property is characterized by forested steep slopes on the south side of the property. The slope analysis yields a recommended disturbance budget for this site up to 3.5 acres within the HP (Hillside Protection) area.

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

1. The 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.

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.

In July of 2021, this area was included in part of an application for a rezoning and plan amendment that also included the adjacent 2 acre parcel at 11902 Hardin Valley Road (See case #s: 7-F-21-RZ & 7-C-21-SP) Staff recommended approval of PR (Planned Residential) up to 2 du/ac.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. New electrical transmission lines are being planned for this area by TVA to accommodate the growth and development in the Hardin Valley area.

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. If PR up to 2 du/ac is approved a possible total build-out of 21 single family residential dwelling units may be accommodated on the site meeting all other standards.
2. A Transportation Impact Letter was not required because this area of Hardin Valley Road has recently been studied through three traffic impact letters submitted as part of three rezonings and plan amendments within 0.2 miles west of this property for cases 1-G-21-RZ/1-G-21-SP, 5-F-21-RZ, and 6-E-21-RZ / 6-B-21-SP.
3. The property is characterized by forested steep slopes on the south side of the property. The slope analysis yields a recommended disturbance budget for this site up to 3.5 acres within the HP (Hillside Protection) area.

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 2 du/ac is consistent with the recommended plan amendment to RR (Rural Residential) for the Northwest County Sector Plan at this location and the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 343 (average daily vehicle trips)

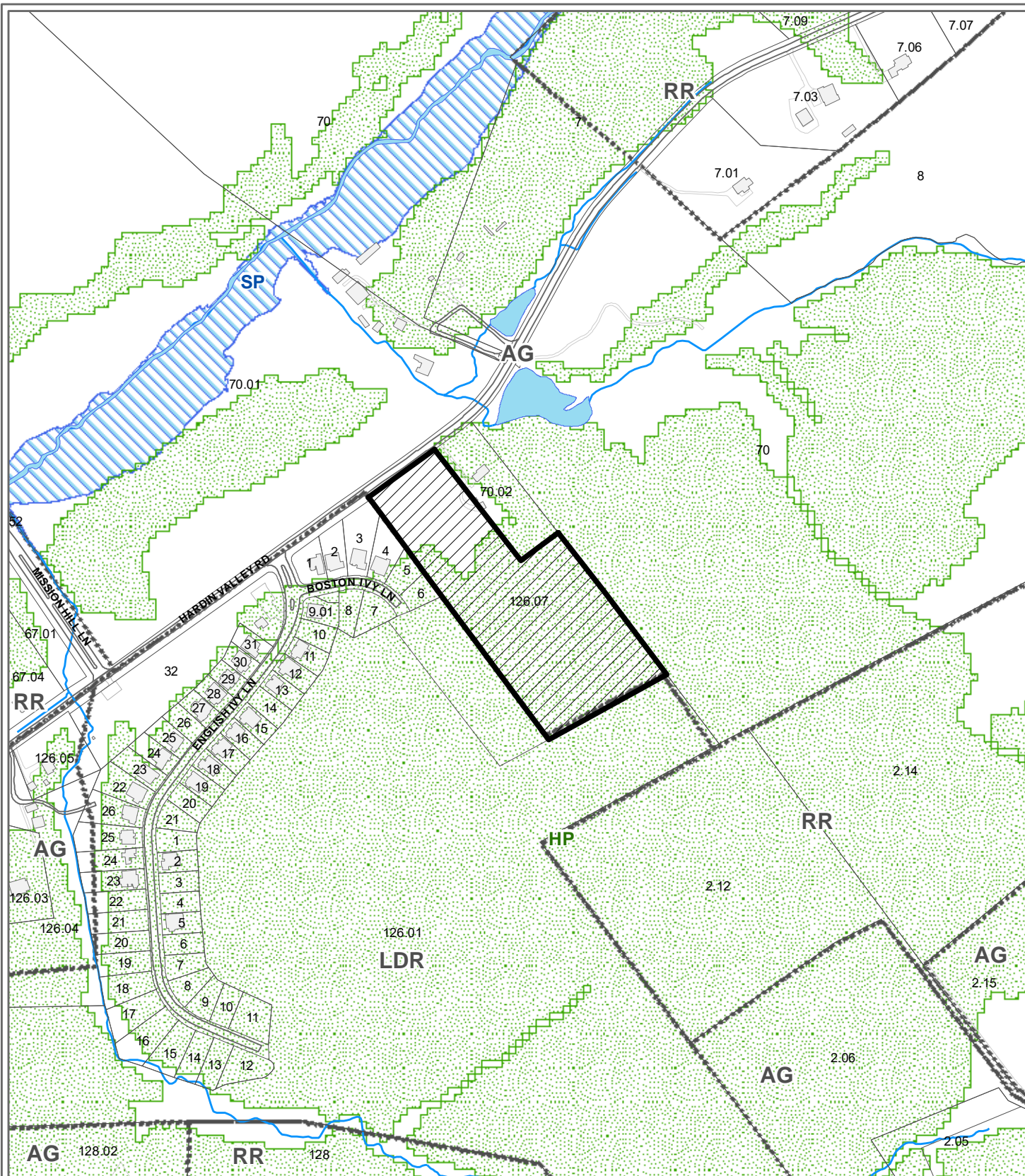
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 12 (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 12/20/2021. 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.




**11-C-21-SP / 11-H-21-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Larimer, Steve



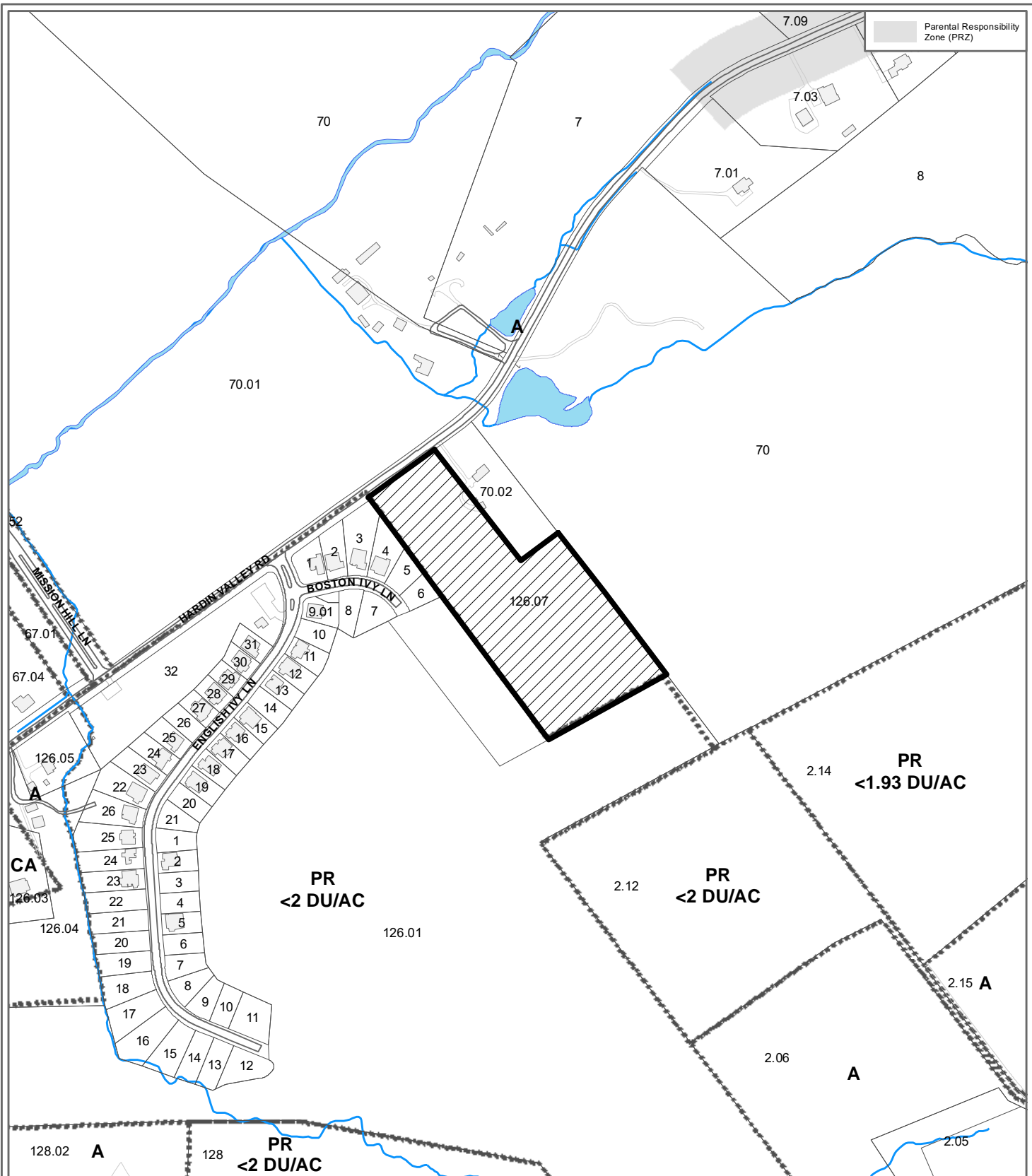
From: AG (Agricultural) & HP (Hillside Protection)
To: LDR (Low Density Residential) & HP (Hillside Protection)

Map No: 129
Jurisdiction: County

0  500
Feet



Original Print Date: 10/13/2021 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



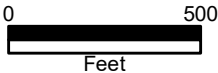
**11-H-21-RZ
REZONING**

From: A (Agricultural)
To: PR (Planned Residential)



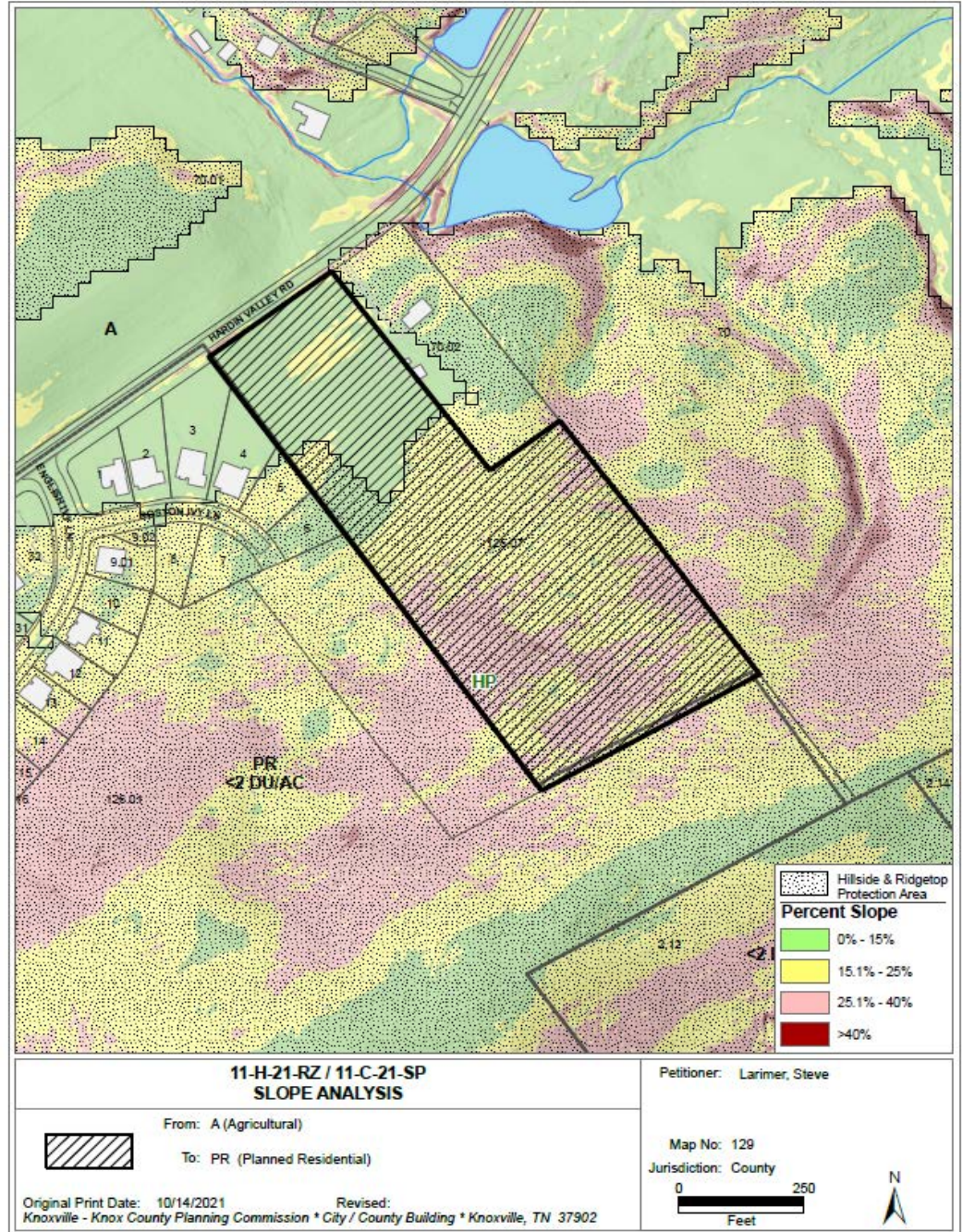
Petitioner: Larimer, Steve

Map No: 129
Jurisdiction: County



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	2.52	100%	2.5
0-15% Slope	0.51	100%	0.5
15-25% Slope	4.89	50%	2.4
25-40% Slope	2.73	20%	0.5
Greater than 40% Slope	0.01	10%	0.0
Ridgetops	0		
Subtotal: Sloped Land	8.14	<i>Recommended disturbance budget within Hillside Protection Area (acres)</i>	3.5
Total Acreage	10.66		6.0

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	2.52	3.00	7.6
0-15% Slope	0.51	3.00	1.5
15-25% Slope	4.89	2.00	9.8
25-40% Slope	2.73	0.50	1.4
Greater than 40% Slope	0.01	0.20	0.0
Ridgetops	0	3.00	0.0
Subtotal: Sloped Land	8.14		12.7
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	10.66	1.90	20.2
Proposed Density (Applicant)	10.66	3.00	32.0



**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, Steve Larimer 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 November 10, 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 #11-C-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. 11-H-21-RZ / 11-C-21-SP Contextual Images

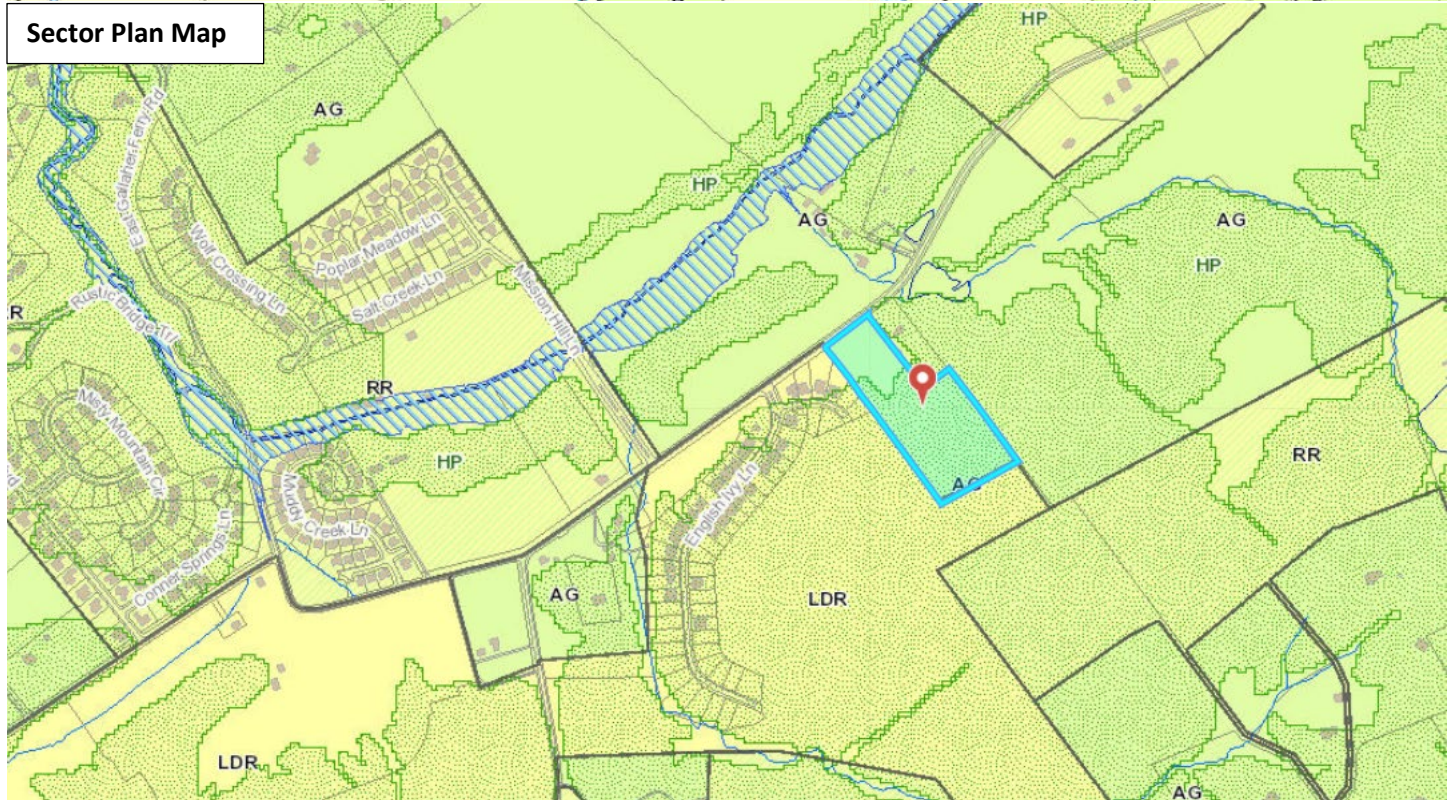


Exhibit B. 11-H-21-RZ / 11-C-21-SP Contextual Images



Sign the application digitally (or print, sign, and scan).

Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Steve Larimer

Applicant Name

Sept 27, 2021

Affiliation

11/10/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

11-H-21-RZ

11-C-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

Steve Larimer

Name

3712 River Trace Ln.

Company

Knoxville

TN

37920

Address

7033429163

City

steve.larimer@knoxhouses.com

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

Steve Larimer

3712 River Trace Ln.

7033429163

Owner Name (if different)

~~3712 River Trace Ln., Knoxville 37920~~

Owner Address

0 Hardin Valley Knoxville TN

129 126.07

Owner Phone

10.66 Acres

Property Address

Parcel ID

WKUD

Sewer Provider

WKUD

Water Provider

N

Septic (Y/N)

STAFF USE ONLY

South side of Hardin Valley Rd & East side English Ivy Ln.

10.65 ac

General Location

Tract Size

City County

Commission District 6

A

Vacant Land

District

Zoning District

Existing Land Use

Northwest County

AG ~~xxxx~~/HP

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change PR
Proposed Zoning
 Plan Amendment Change LDR & HP
Proposed Plan Designation(s)

Pending Plat File Number

~~4 per acre~~ 3 per acre SL
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		Total
0325	\$1,132.50	\$1,932.50
Fee 2		
0527	\$800.00	
Fee 3		

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


Applicant Signature

Steve Larimer

Sept 27, 2021

Please Print

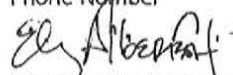
Date

7033429163

steve.larimer@knoxhouses.com

Phone Number

Email



liz.albertson@knoxplanning.org

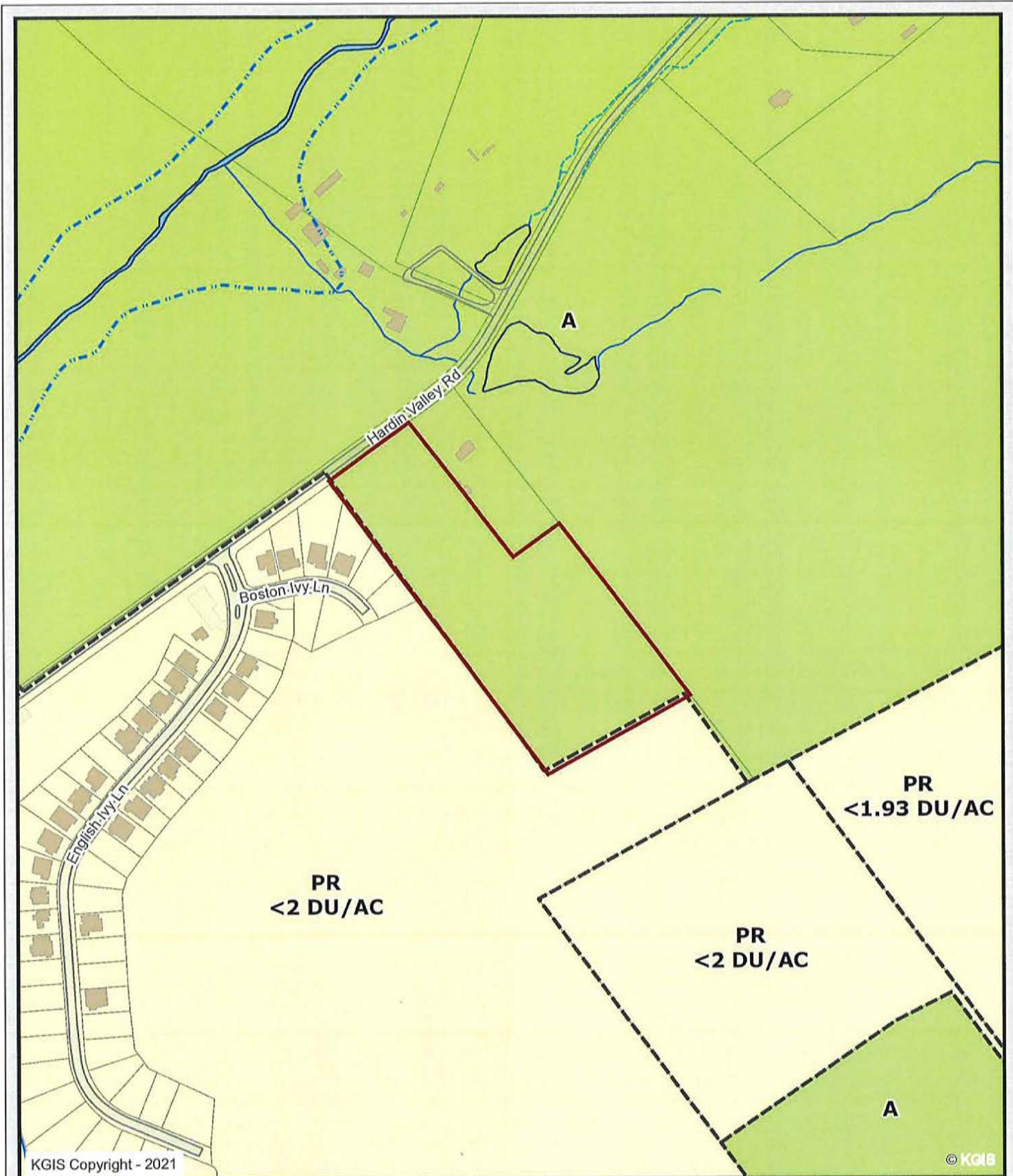
10/1/2021

10/4/2021


Staff Signature

Please Print

Date



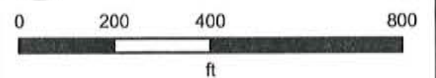
zoning map

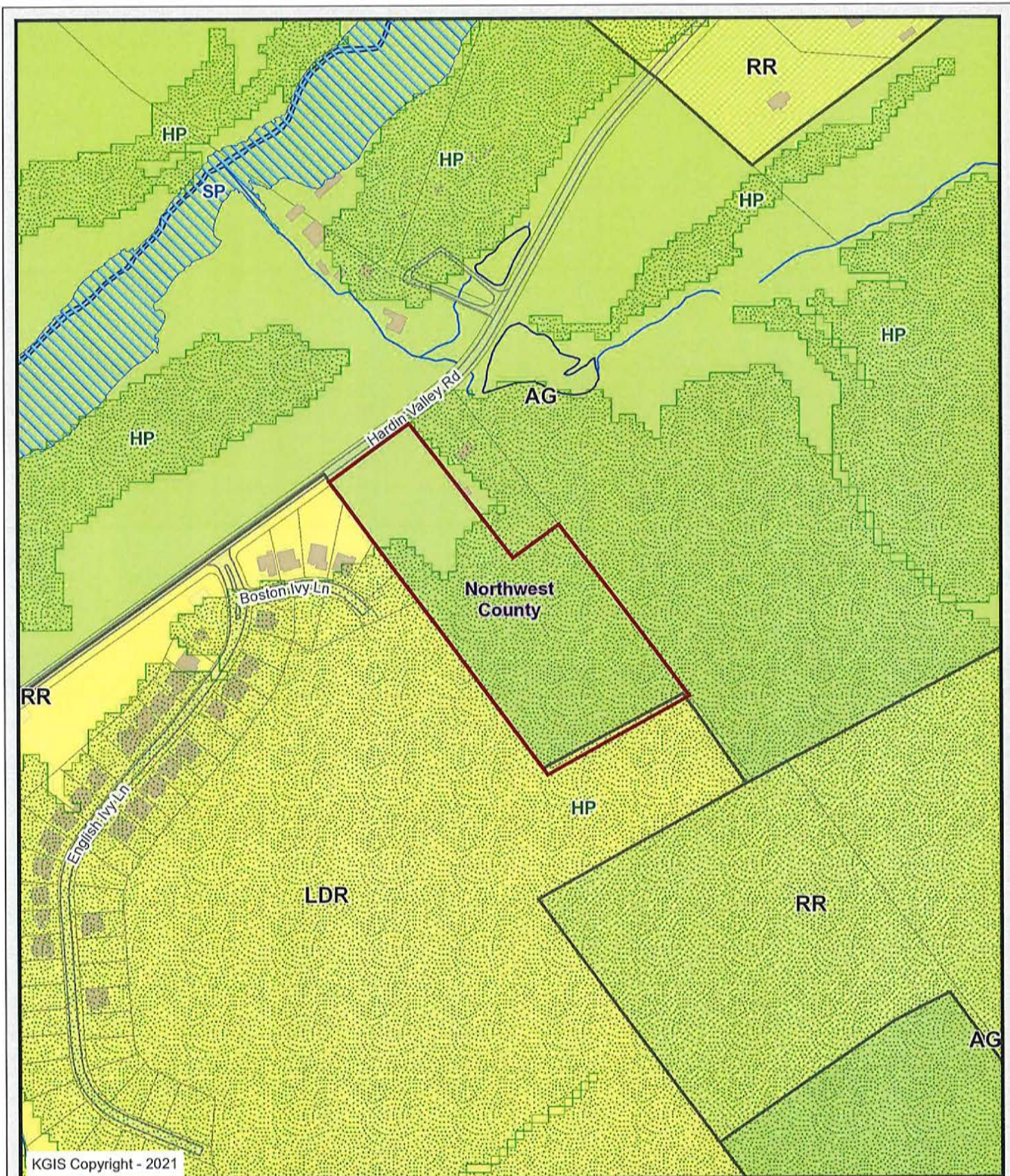
Knoxville - Knox County - KUB Geographic Information System

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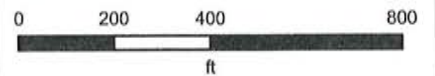
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sector map

Knoxville - Knox County - KUB Geographic Information System

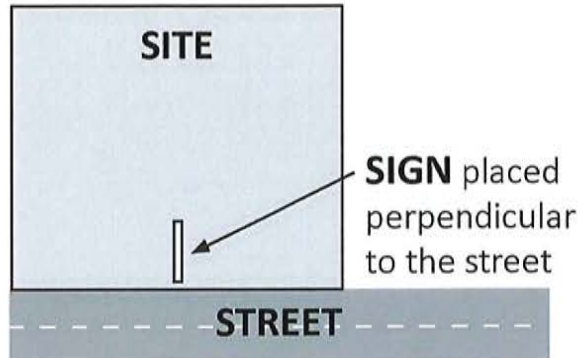


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

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

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

Oct 21st

(applicant or staff to post sign)

and

Nov 11th

(applicant to remove sign)

Applicant Name: Steve Larimer

Date: 10/4/2021

File Number: 11-H-21-RZ / 11-C-21-SP

Sign posted by Staff

Sign posted by Applicant