



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 5-E-22-RZ
5-C-22-SP

AGENDA ITEM #: 9
AGENDA DATE: 5/12/2022

▶ **APPLICANT:** HOMESTEAD LAND HOLDINGS, LLC
OWNER(S): Hardin Valley Investments, LP

TAX ID NUMBER: 117 03402, 033 & 034 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 0 & 11316 Hardin Valley Rd.

▶ **LOCATION:** Southeast side of Hardin Valley Road, due southwest of Elm Grove Lane

▶ **TRACT INFORMATION:** 58.6 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Hardin Valley Road, a minor arterial, two-lane with turning lane and sidewalks within a 88-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

WATERSHED: Conner Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** RR (Rural Residential) / HP (Hillside Protection) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / HP (Hillside Protection) / PR (Planned Residential)

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

▶ **DENSITY PROPOSED:** up to 3 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, PR is adjacent and LDR is across the street.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single-family residential, Private recreation, Rural residential / LDR (Low Density Residential) / RA (Low Density Residential) and PR (Planned Residential)

ZONING South: Single-family residential, Rural residential / RR (Rural Residential) & HP (Hillside Protection) / A (Agricultural)

East: Single-family residential / RR (Rural Residential) & HP (Hillside Protection) / PR (Planned Residential)

West: Single-family residential, Rural residential / RR (Rural Residential) & HP (Hillside Protection) / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is primarily a mix of single-family residential near the school and commercial node at Hardin Valley Road and Steele Road.

STAFF RECOMMENDATION:

- ▶ **Deny the sector plan amendment to LDR (Low Density Residential) because of the topographical constraints on the property.**

- ▶ **Approve PR (Planned Residential) zoning up to 2 du/ac because it consistent with the surrounding development and the steep topographical challenges of this area.**

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) While there have been major changes in development in this area, it has occurred primarily on the north side of this section of Hardin Valley Road, which is not topographically challenged.

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

- 1) There have been no major road improvements in this section of Hardin Valley Road since the sector plan was updated in 2016.
- 2) Wastewater infrastructure appears to be predominately on the north side of Hardin Valley Road.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1) There is no obvious or significant error or omission in the sector plan related to the subject property.
- 2) This property has been within the Rural Area of the Growth Policy Plan, primarily due to the slope constraints of the property and the limited access to utility infrastructure. The current Rural Residential land use classification on the sector plan is in alignment with these characteristics.

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

- 1) This area continues to develop as low density residential, primarily on the north side of this section of Hardin Valley Road where the land is relatively flat. There are also opportunities for additional residential development in the areas classified for MDR (Medium Density Residential) that remain undeveloped on the north side of Hardin Valley Road in this area.
- 2) Residential development into the steep sloped area of the property will require significant alterations of the presently forested hillside area, and the Rural Residential land use classification continues to be appropriate for this site given these characteristics of the land.

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) This area of Hardin Valley Road continues to develop primarily as low density, single family residential, although there are undeveloped areas designated for medium density residential on the north side of the road.
- 2) The forested steep slopes on the south side of this section of Hardin Valley Road have continued to limit the expansion of single-family residential development, despite the close proximity to schools and a small commercial node.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1) The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
- 2) In part of the area outside of HP Overlay, branches of a tributary of Connor Creek are present on the site.
- 3) Over 34 acres of site are forested steep slopes within the HP Overlay area.

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 existing PR (Planned Residential) zone district does not prohibit clearing and grading within forested steep slope areas, because of this and the largely rural residential development pattern along the south side of this section of Hardin Valley Road, staff recommends PR up to 2 du/ac.
- 2) Additional site constraints outside of the HP area are also identified on the subject property, including a tributary of Connor Creek along the frontage with Hardin Valley Road is also present on the site.
- 3) Development at PR up to 2 du/ac could result in approximately 117 dwelling units on the property, while PR at a density of up to 3 du/ac could permit up to 175 total dwelling units.

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 proposed zoning change is not in compliance with the existing sector plan land use classification of RR (Rural Residential) for this area, therefore, staff is recommending to limit the density of the recommended PR zoning to 2 du/ac.

ESTIMATED TRAFFIC IMPACT: 1740 (average daily vehicle trips)

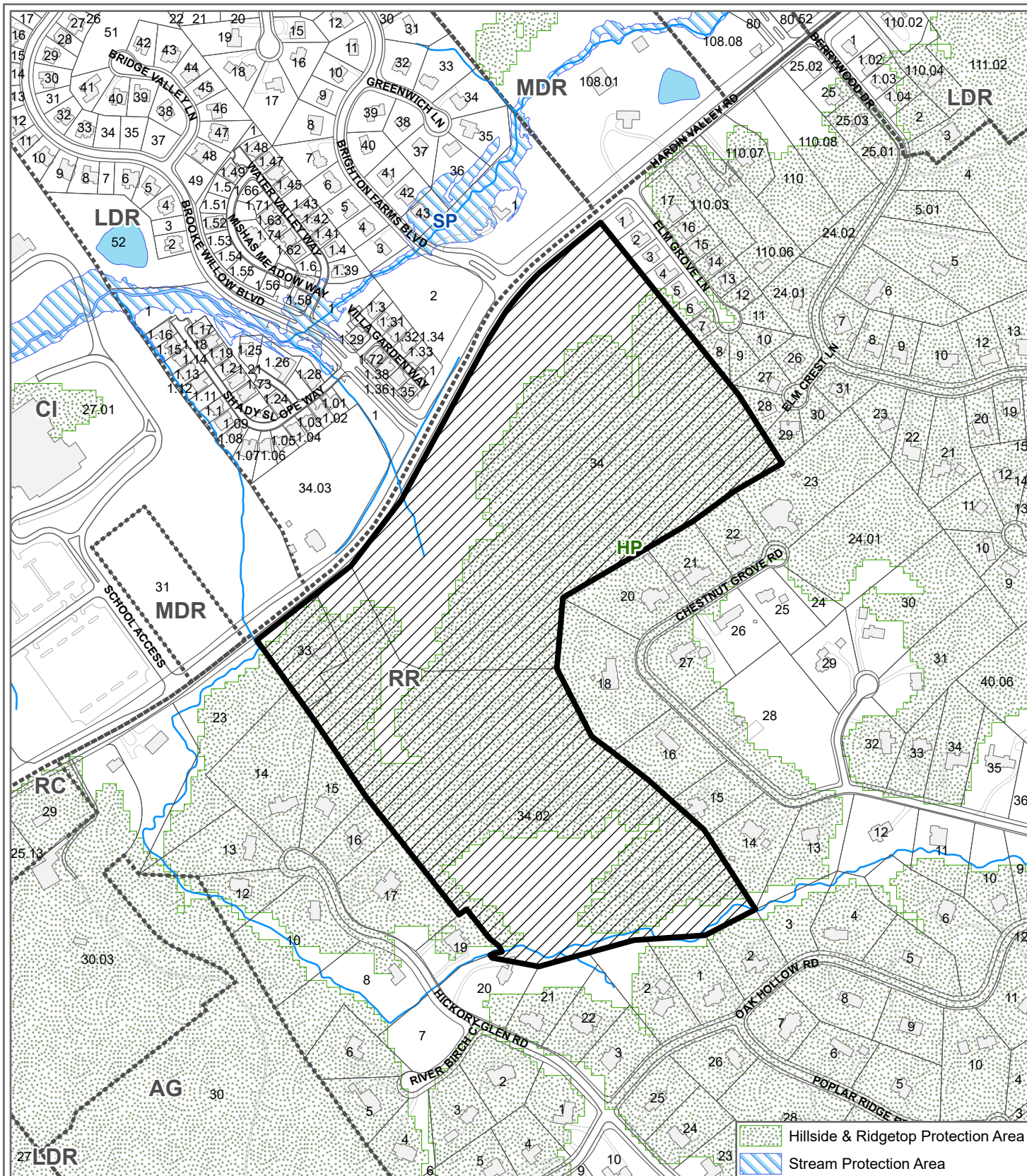
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 72 (public school children, grades K-12)

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

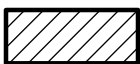
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 6/27/2022. 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-C-22-SP / 5-E-22-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

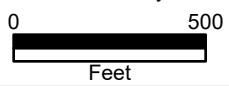
From: RR (Rural Residential) / HP (Hillside Protection)
 To: LDR (Low Density Residential) / HP (Hillside Protection)

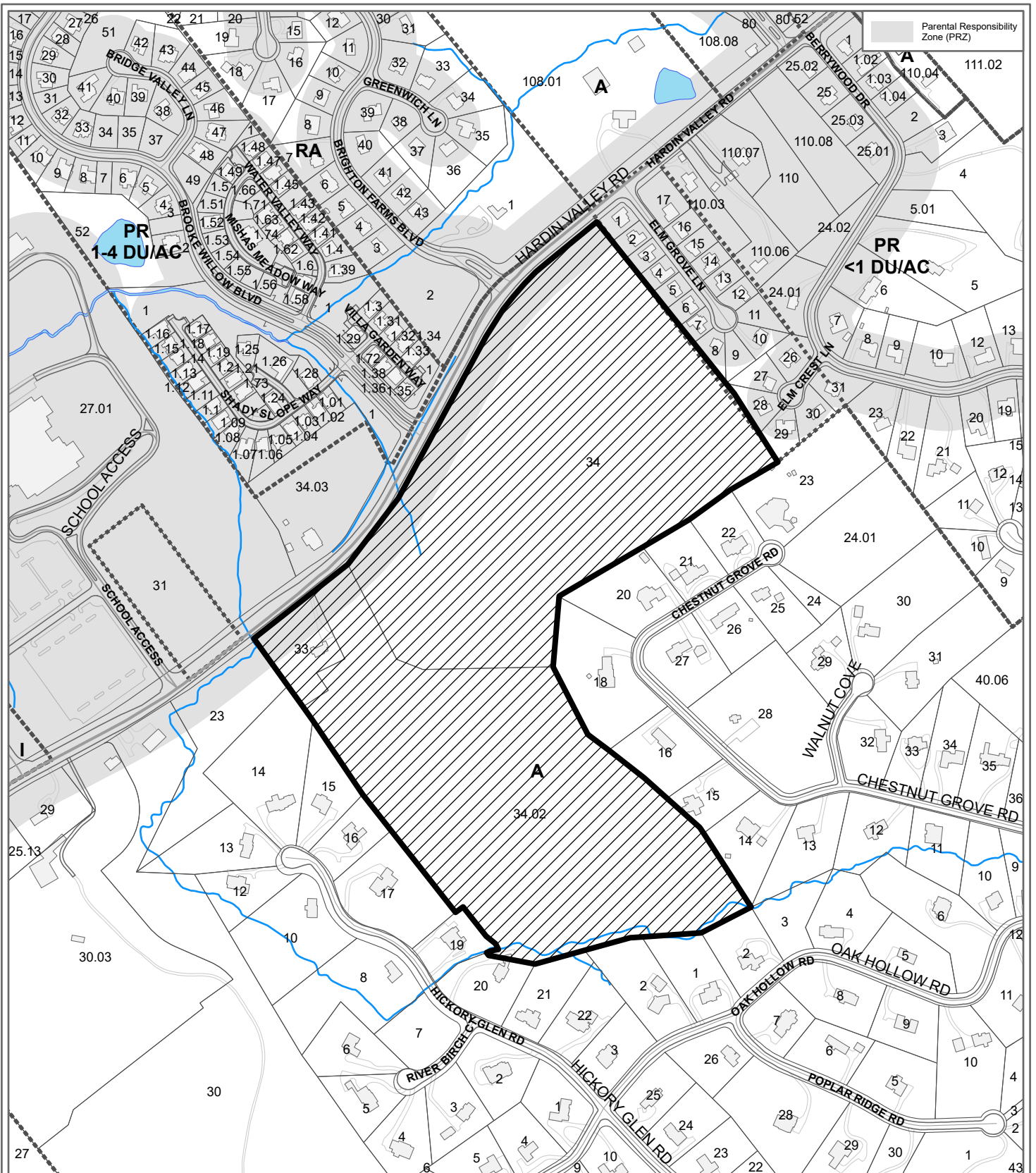


Petitioner: Homestead Land Holdings, LLC

Map No: 117
 Jurisdiction: County

Original Print Date: 4/18/2022 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902





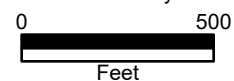
**5-E-22-RZ
REZONING**

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



Petitioner: Homestead Land Holdings, LLC

Map No: 117
Jurisdiction: County



Original Print Date: 4/18/2022 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	58.76		
Non-Hillside	18.74	N/A	
0-15% Slope	5.27	100%	5.3
15-25% Slope	14.59	50%	7.3
25-40% Slope	15.33	20%	3.1
Greater than 40% Slope	4.83	10%	0.5
Ridgetops			
Hillside Protection (HP) Area	40.03	Recommended disturbance budget within HP Area (acres)	16.1
		Percent of HP Area	0.4

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	18.74	3.00	56.2
0-15% Slope	5.27	3.00	15.8
15-25% Slope	14.59	2.00	29.2
25-40% Slope	15.33	0.50	7.7
Greater than 40% Slope	4.83	0.20	1.0
Ridgetops	0	3.00	0.0
Subtotal: Sloped Land	40.03		53.6
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	58.763	1.87	109.8
Proposed Density (Applicant)	58.7633	3.00	176.3

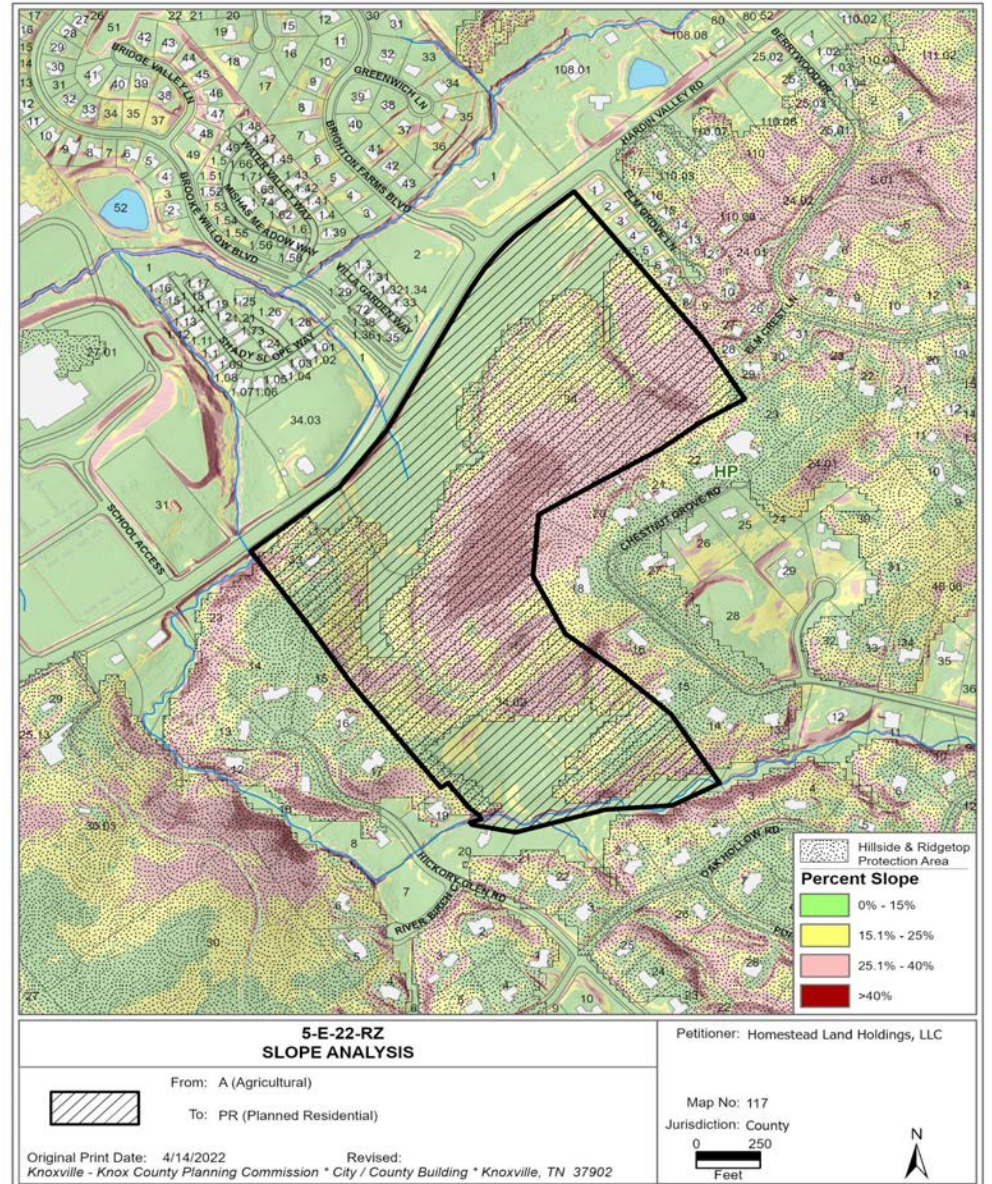


Exhibit A. 5-E-22-RZ / 5-C-22-SP Contextual Images

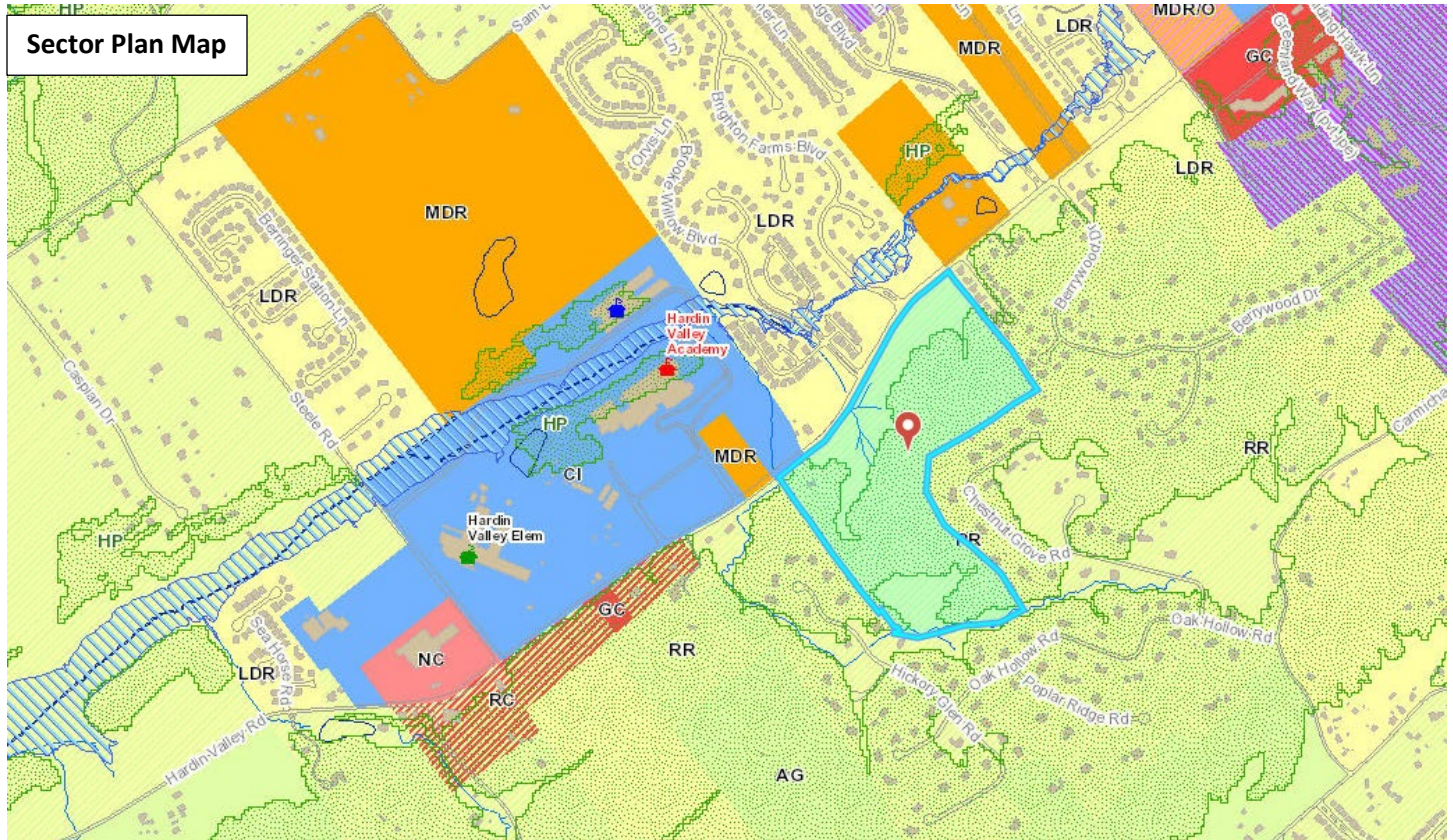
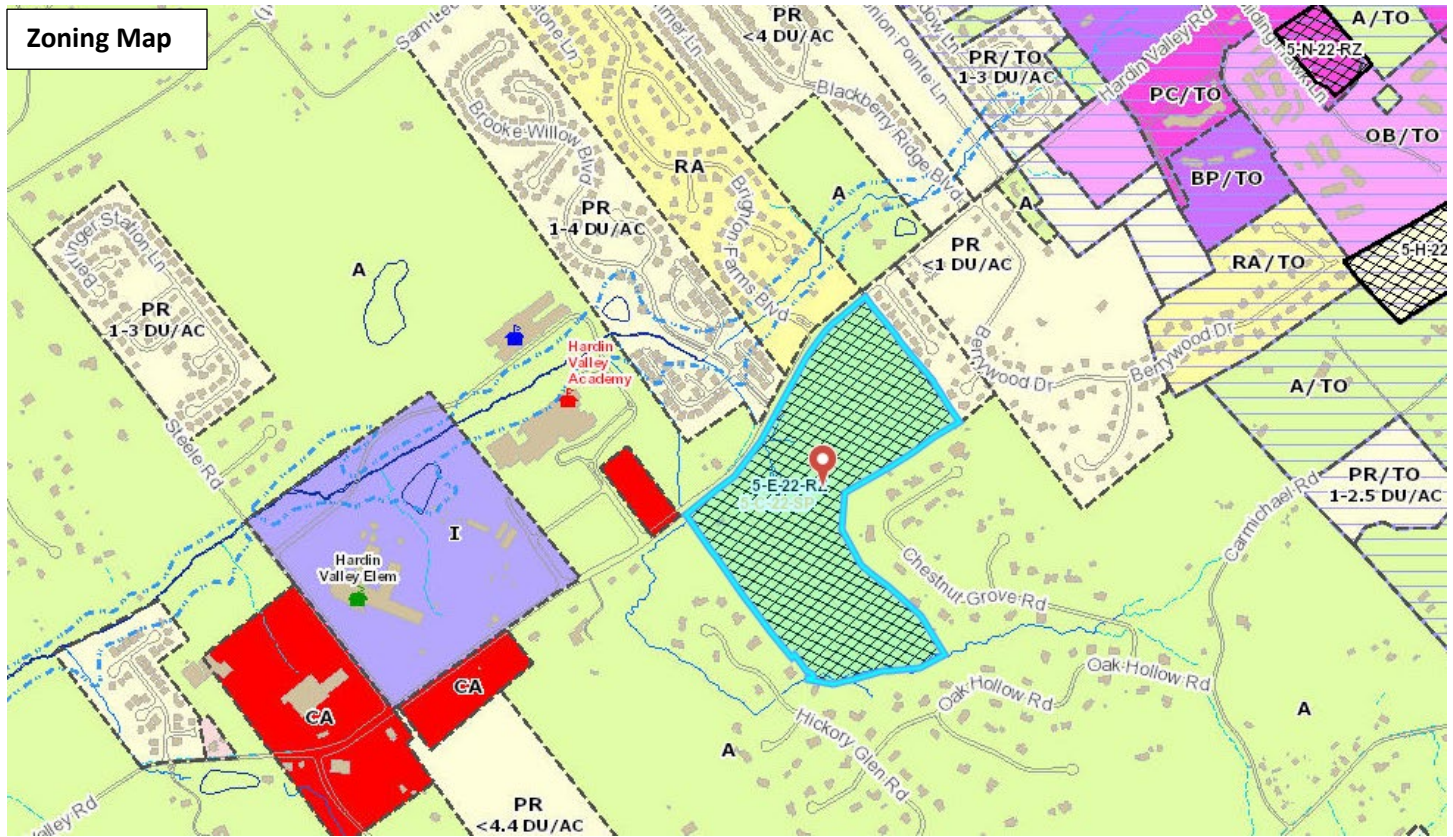
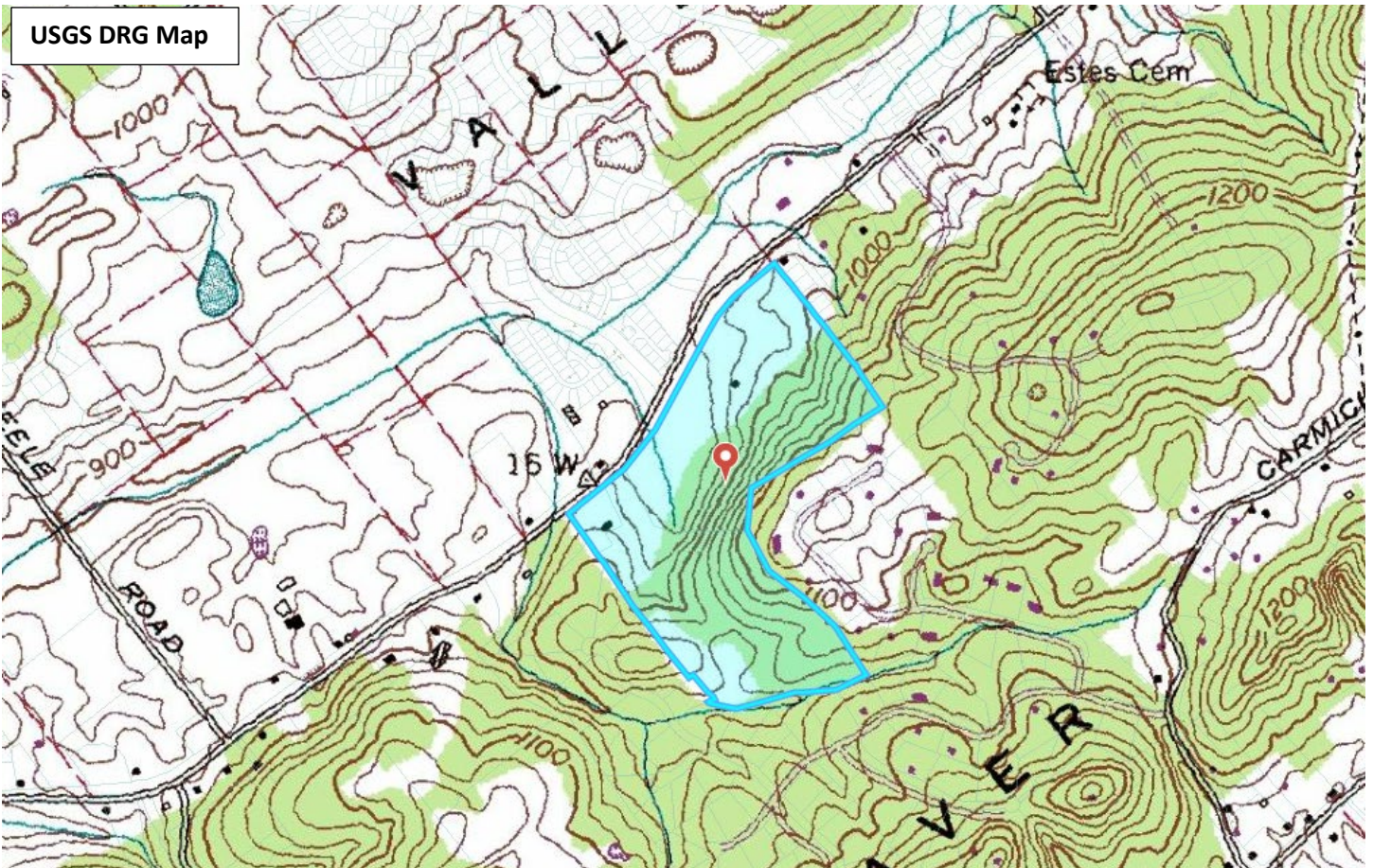


Exhibit A. 5-E-22-RZ / 5-C-22-SP Contextual Images

Aerial Map



USGS DRG Map





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

Homestead Land Holdings, LLC

Development Manager

Applicant Name

Affiliation

03/22/22

~~April 21, 2022~~

Date Filed

Meeting Date (if applicable)

File Number(s)

5-E-22-RZ
5-C-22-SP

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

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Anderson Baker

Homestead Land Holdings, LLC

Name

Company

122 Perimeter Park Road

Knoxville

TN

37922

Address

City

State

ZIP

865-328-6868

abaker@saddlebrookproperties.com

Phone

Email

CURRENT PROPERTY INFO

Hardin Valley Investments, LP

P.O. Box 325 Athens, TN 37371

423-887-3823

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Hardin Valley Road 11316 Hardin Valley Rd

117 03402, 117 033, 117 034

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Hardin Valley Rd, due Southwest of Elm Grove Ln.

58.6 ac. +/-

General Location

Tract Size

City County

6th
District

A
Zoning District

AgForVac, RR
Existing Land Use

Northwest County

RR / HP

Rural

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

Related Rezoning File Number

Proposed Subdivision Name _____

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

Other (specify) _____

Attachments / Additional Requirements _____

ZONING REQUEST

Zoning Change ~~XXXX~~ PR@3du/ac

Pending Plat File Number

Proposed Zoning

Plan Amendment Change LDR / HP

Proposed Plan Designation(s)

3

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	\$3,530.00	
Fee 2		
0527	\$800.00	\$4,330.00
Fee 3		



Anderson Baker

Applicant Signature

Homestead Land Holdings, LLC

03/22/22

Please Print

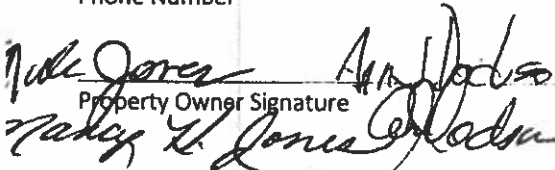
Date

865-328-6868

abaker@saddlebrookproperties.com

Phone Number

Email



Property Owner Signature

Mark Jones

3/22/22

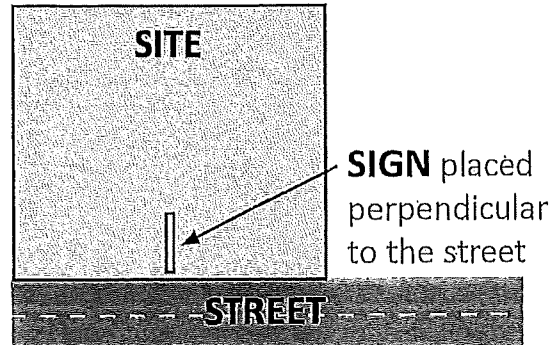
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Nancy H. Jones

Date

3/22/22

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:

4/27/22 and 5/13/22
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Homestead Land Holdings, LLC

Date: 3/23/22

File Number: 5-E-22-RZ, 5-C-22-MSP

- Sign posted by Staff
 Sign posted by Applicant