

REZONING REPORT

▶ **FILE #:** 12-A-24-RZ

AGENDA ITEM #: 25

AGENDA DATE: 12/12/2024

▶ **APPLICANT:** HOMESTEAD LAND HOLDINGS, LLC

OWNER(S): Christine Perry

TAX ID NUMBER: 117 014

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1824 N CAMPBELL STATION RD (PART OF)

▶ **LOCATION:** Southeast side of N Campbell Station Rd, across from El Rancho Trl intersection

▶ **APPX. SIZE OF TRACT:** 6.22 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via North Campbell Station Road, a minor arterial street with a 20-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Hickory Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **DENSITY PROPOSED:** 4 du/ac in the Planned Growth Area only

EXTENSION OF ZONE: Yes it is a minor extension of the PR zone, but not the residential density.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural), RA (Low Density Residential)

South: Agriculture/forestry/vacant land, single family residential - A (Agricultural)

East: Agriculture/forestry/vacant land, single family residential - A (Agricultural)

West: Single family residential - PR (Planned Residential) up to 2 du/ac, RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This is a densely forested and increasingly suburban residential area of the Hardin Valley community.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with surrounding development and supported by residential amenities.**

COMMENTS:

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 subject property is in an area where there is an ongoing transition in land use towards more suburban residential development along this segment of N Campbell Station Road between Hardin Valley Road to the north and Yarnell Road to the south.
2. Recent residential developments include the Brandywine at Pepper Ridge subdivision adjacent to the subject property to the southwest, which includes a total of 24 single family lots. The Highlands at Hardin Valley subdivision was completed to the northeast this year with 50 single-family lots. The Catatoga subdivision is continuing its phased development directly across N Campbell Station Road from the subject property, with 120 lots being constructed. There was also a 61-acre lot rezoned to the PR (Planned Residential) district with a density of up to 2 du/ac in 2021 to the northeast (3-F-21-RZ).
3. The requested partial rezoning to the PR zone up to 4 du/ac on the approximately 6.22 acres that are in the Planned Growth Area is consistent with ongoing development trends in this area. It would result in a total of 24 units, the same number in a similar area as the Brandywine subdivision next door.
4. The Growth Policy Plan update changed the designation of the front of this property to the Planned Growth Area. Prior to that, this property was in the Rural Area. The Planned Growth Area allows consideration of higher density than the Rural Area previously designated.

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

1. The PR zone is intended to provide development flexibility in response to environmental challenges on a site, such as streams and steep slopes. Development is characterized by a unified building and site development program with open space considerations.
2. The subject property is in the foothills of the wooded Beaver Ridge hillside that continues to Corryton 22 miles to the northeast. The PR zone would enable clustered residential development that helps preserve this natural feature of the area, though the ridge is more prominent in the rear of the lot that is maintaining its A (Agricultural) zoning.

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 proposed rezoning would result in development that would appear like the adjacent Brandywine subdivision. While that development stems from a PR zone density of 2 du/ac, the zone district is for a much larger area that includes Beaver Ridge. That density was concentrated to the more developable area, which is similar in size to the subject property. The requested 4 du/ac accounts for the rear half of this lot being excluded from this rezoning request, which helps preserve the ridge line. Future development under the requested zone would be compatible with what surrounds it.
2. The Hardin Valley Mobility Plan and Knox County Comprehensive Plan recognize that safety and capacity are issues to be addressed on N Campbell Station Road. No capital improvements along this segment of the minor arterial are slated to occur yet. However, shoulder widening for safe access may be coordinated between the developer and County Engineering and Public Works as part of the development plan review process, especially considering the lot's location in the Hardin Valley Academy Parental Responsibility Zone.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property's place type in the Knox County Comprehensive Plan is SR (Suburban Residential). The PR zone is partially related to this place type, this lot and meets the review criteria for partially related zones by being compatible with the zoning of adjacent sites.
2. The proposed rezoning is consistent with the subject area's location within the Planned Growth Area of the Growth Policy Plan. As mentioned previously, this is an area where the Planned Growth Area was expanded to include the subject property.
3. The requested rezoning is aligned with Comprehensive Plan Implementation Policy 2 to ensure that development is sensitive to existing community character and Policy 7 to encourage development practices that conserve and connect natural features and habitat. The proposed density will, at a maximum, appear similar in intensity to adjacent development. Maintaining the Agricultural zoning in the rear half of the lot and only considering the optimal front half of the lot for residential development will encourage conservation of the hillside.

ESTIMATED TRAFFIC IMPACT: 271 (average daily vehicle trips)

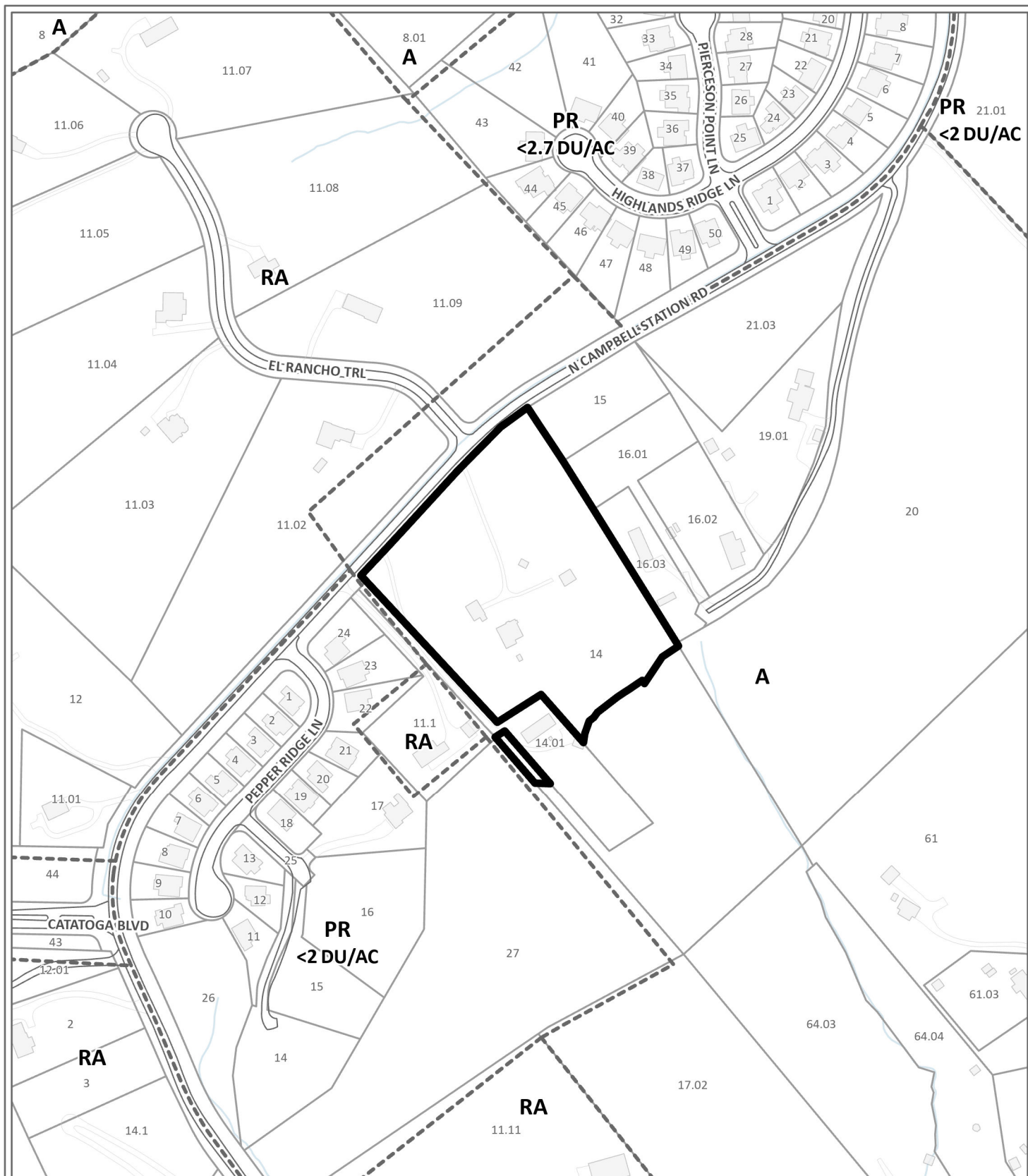
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 10 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, 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 1/27/2025. 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.



REZONING

12-A-24-RZ

Petitioner: Homestead Land Holdings, LLC



From: A (Agricultural)

To: PR (Planned Residential) 4 du/ac in the Planned Growth Area only

Map No: 117

Jurisdiction: County

Original Print Date: 12/3/2024

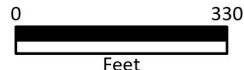
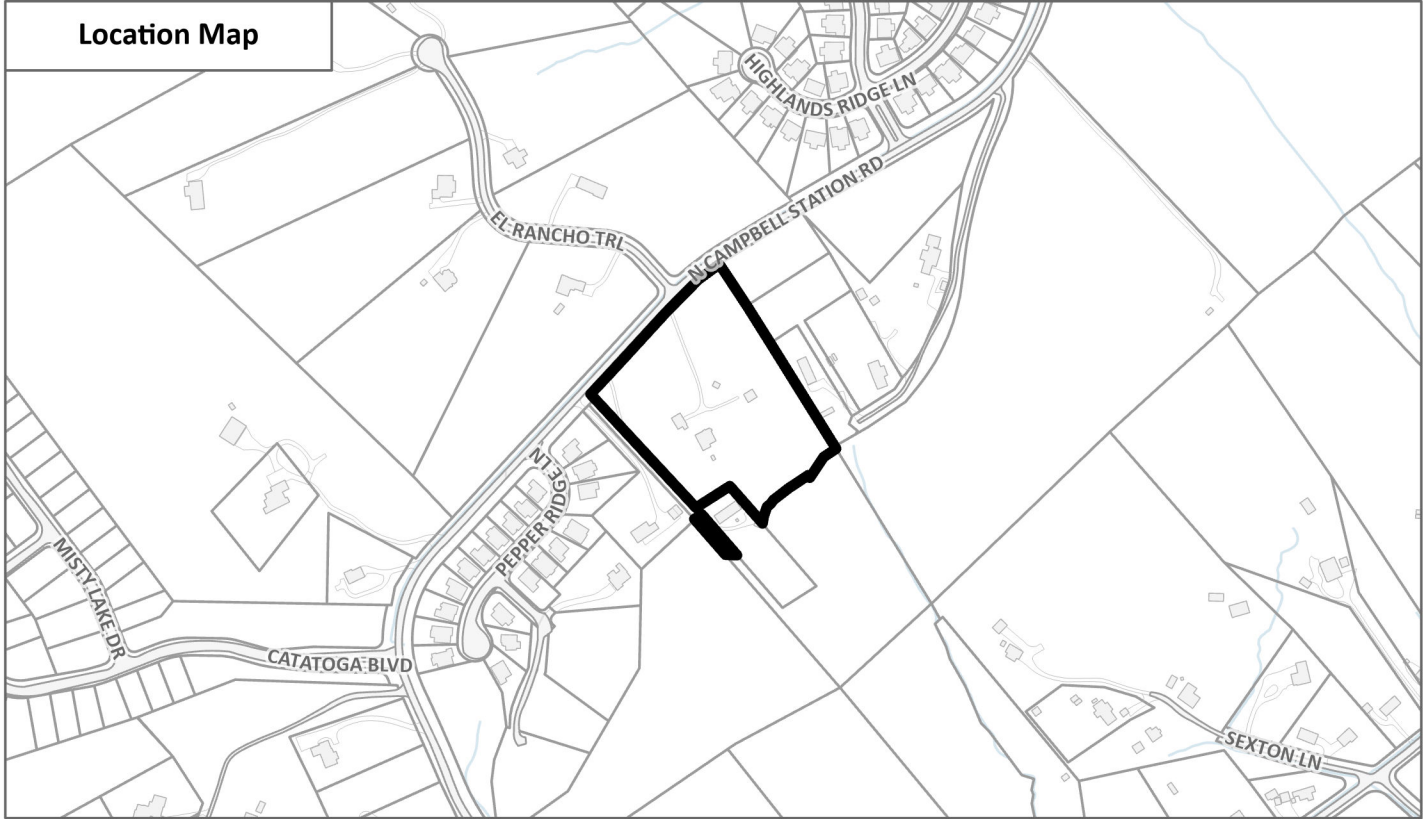


Exhibit A. Contextual Images

Location Map



Aerial Map

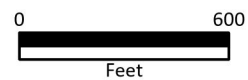


CONTEXTUAL MAPS 1

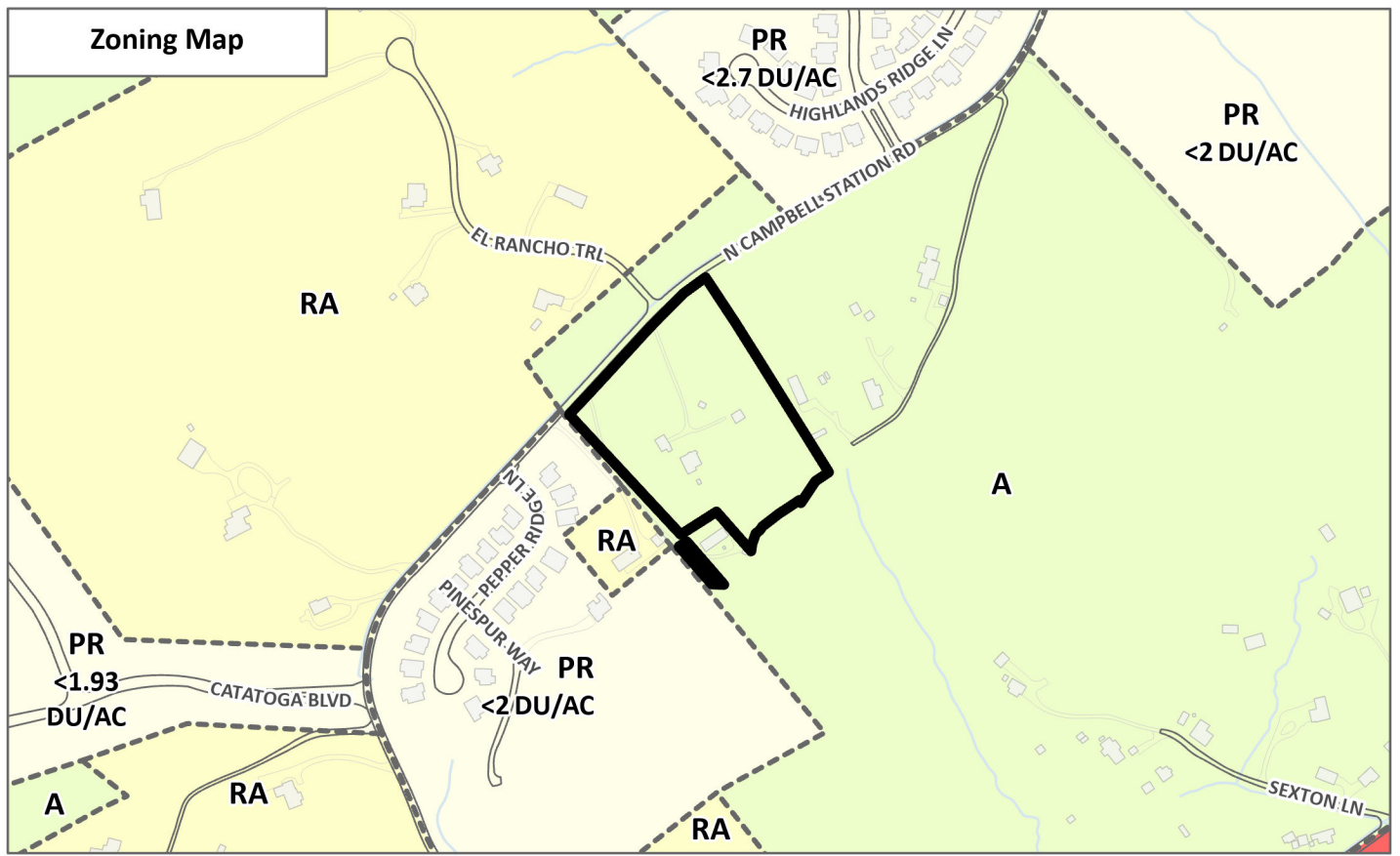
12-A-24-RZ



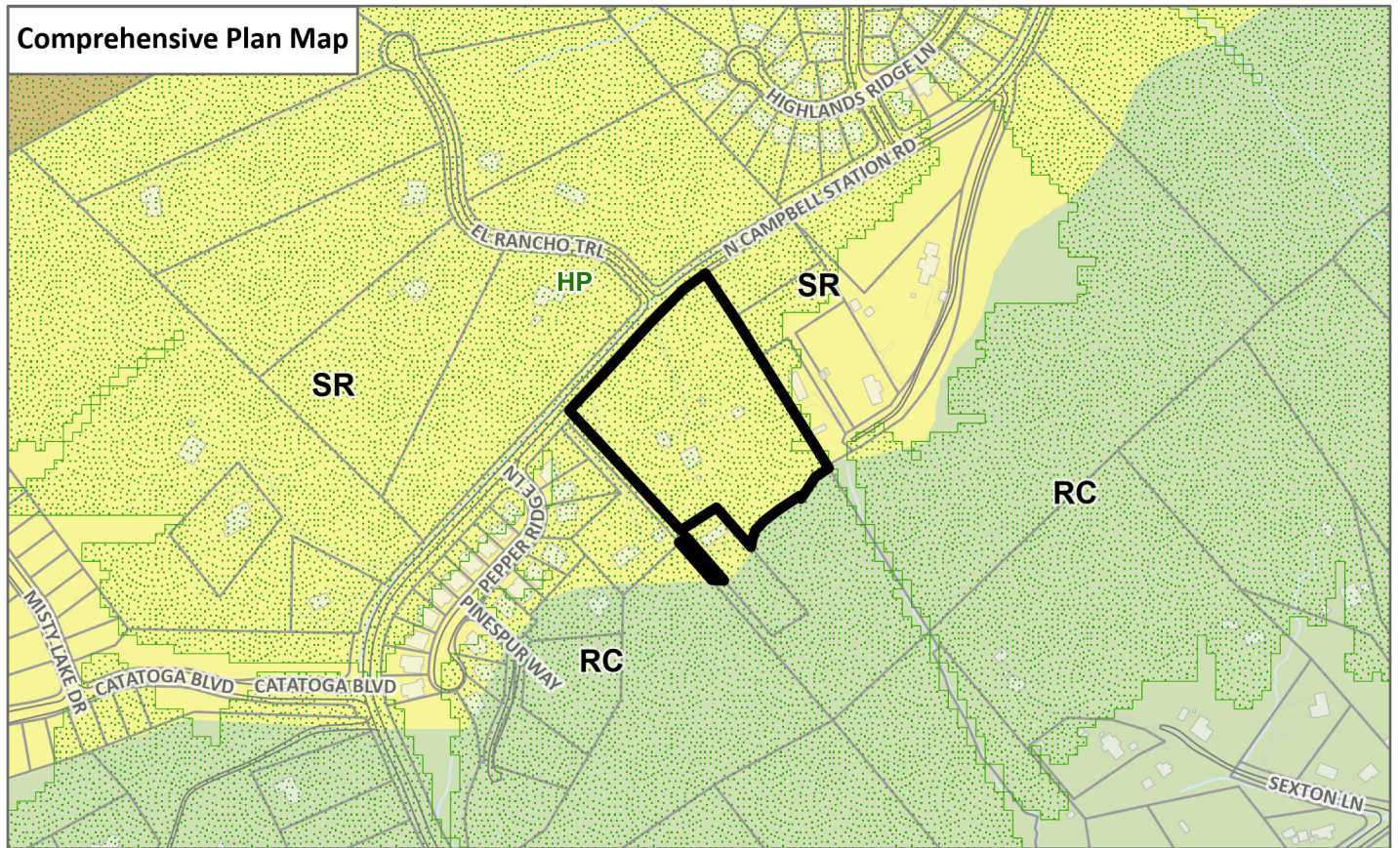
Case boundary



Zoning Map



Comprehensive Plan Map

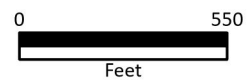


CONTEXTUAL MAPS 2

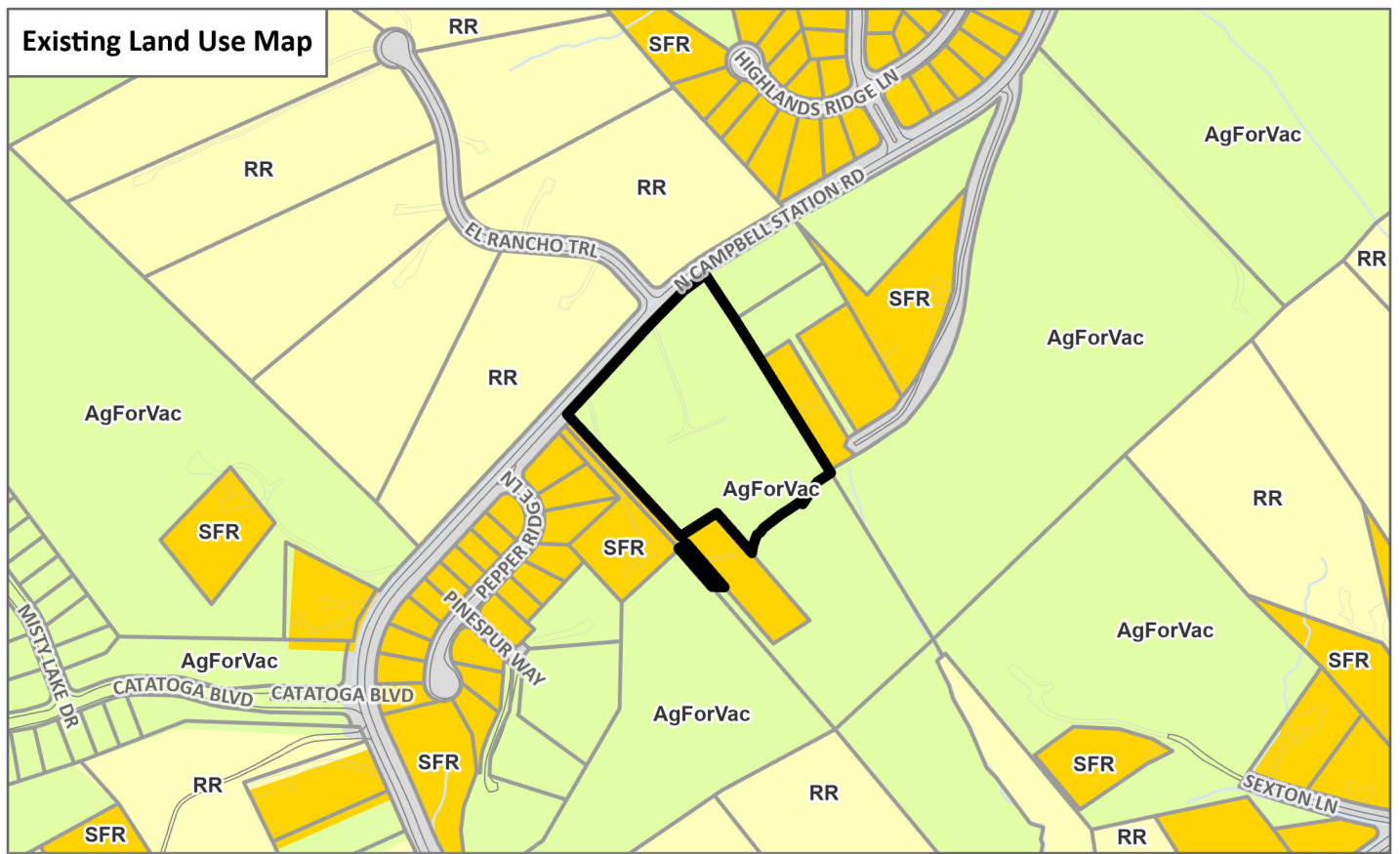
12-A-24-RZ



Case boundary



Existing Land Use Map

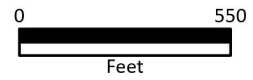


CONTEXTUAL MAPS 3

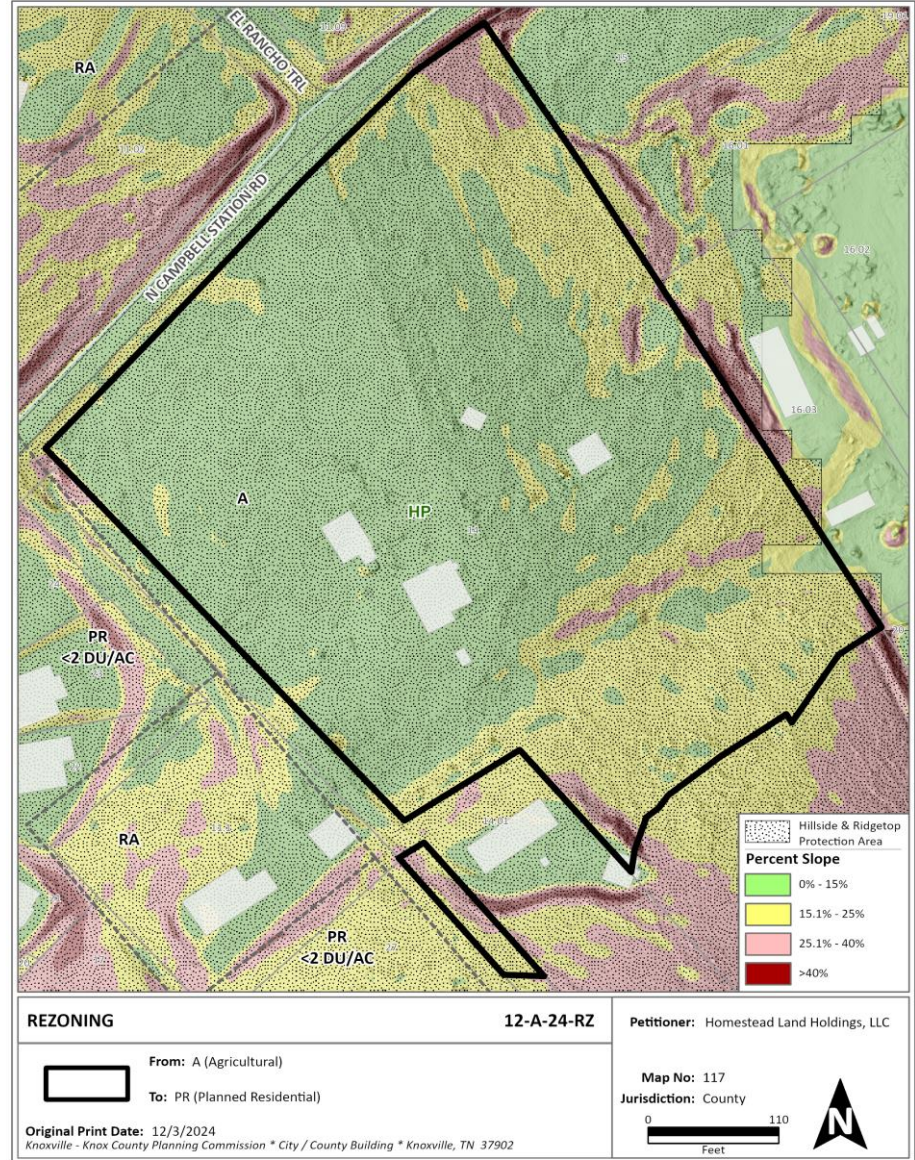
12-A-24-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	6.25		
Non-Hillside	0.04	N/A	
0-15% Slope	4.10	100%	4.10
15-25% Slope	1.83	50%	0.92
25-40% Slope	0.25	20%	0.05
Greater than 40% Slope	0.03	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	6.21	Recommended disturbance budget within HP Area (acres)	5.07
		Percent of HP Area	81.6%





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Homestead Land Holdings, LLC

Applicant Name Affiliation

10/14/2024

12/12/2024

12-A-24-RZ

Date Filed Meeting Date (if applicable) File Number(s)

CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Surveyor
- Engineer
- Architect

Anderson Baker Homestead Land Holdings, LLC

Name / Company

122 Perimeter Park Rd. Rd. Knoxville TN 37922

Address

865-328-6868 / info@homesteadlandholdings.com

Phone / Email

CURRENT PROPERTY INFO

Christine Perry **1824 N Campbell Station Rd Knoxville TN** **865-258-2858**

Owner Name (if different) Owner Address Owner Phone / Email

1824 N CAMPBELL STATION RD

Property Address

117 014 **10.3 acres**

Parcel ID Part of Parcel (Y/N)? Tract Size

West Knox Utility District **West Knox Utility District** **No**

Sewer Provider Water Provider Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change PR (Planned Residential)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment Proposed Plan Designation(s)	

4 du/ac in the Planned Grow

Proposed Density (units/acre)	Previous Rezoning Requests
Additional Information _____	

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
\$1,165.00	
Fee 2	
Fee 3	

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) the application and all associated materials are being submitted with his/her/its consent. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature	Homestead Land Holdings, LLC	10/14/2024
	Please Print	Date

Phone / Email		
Property Owner Signature	Christine Perry	10/14/2024
	Please Print	Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Homestead Land Holdings, LLC

Applicant Name

Affiliation

10/7/24

12/12/24

File Number(s)

Date Filed

Meeting Date (if applicable)

12-A-24-RZ

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

info@homesteadlandholdings.com

Phone

Email

CURRENT PROPERTY INFO

Christine Perry

1824 N Campbell Station Road

865-258-2858

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1824 N Campbell Station Road

117 014

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

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

Pending Plat File Number

Zoning Change **Planned Residential @ ~~2.5 units per acre~~**

Proposed Zoning **PR up to 3 du/ac in the PG area and PR up to 2 du/ac in the rural area**

Plan Amendment Change **PR up to 4 du/ac in the PG area and no RZ request or plan amendment in the rural area**

Proposed Plan Designation(s)

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Fee 2	Fee 3	Total
0802	\$1,165.00		
			\$1,165.00

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct:
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Homestead Land Holdings, LLC

Please Print

Date

865-328-6868

Phone Number

info@homesteadlandholdings.com

Email

Jennifer Weaver

Property Owner Signature

dotloop verified
10/07/24 3:01 PM EDT
E1RO-XUGR-4Q4I-GFZ2

Christine Perry by Jennifer Weaver POA

Please Print

10/14/2024, SG

Date Paid



NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Anderson Baker	122 Perimeter Park Rd Knoxville, TN 37922	Holder



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/29/2024

~~11/12/24~~

Date to be Posted

12/13/2024

~~12/12/24~~

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Homestead Land Holdings, LLC

Applicant Name

10/7/24

Date

12-A-24-RZ

FILE NUMBER