

REZONING REPORT

► **FILE #:** 10-B-26-RZ

AGENDA ITEM #: 10

AGENDA DATE: 10/1/2026

► **APPLICANT:** HARDIN VALLEY FARM, LLC

OWNER(S): Hardin Valley Farm, LLC

TAX ID NUMBER: 117 008 (PARTIAL)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11636 HARDIN VALLEY RD

► **LOCATION:** North side of Hardin Valley Rd, west of Steele Rd

► **APPX. SIZE OF TRACT:** 108.58 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Road, a minor arterial with 21-22 ft of pavement width within a right-of-way width that varies from 50-50.5 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Conner Creek

► **CURRENT ZONING:** A (Agricultural)

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

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

► **DENSITY PROPOSED:** up to 4 du/ac

EXTENSION OF ZONING: No, it is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential (under construction) - PR (Planned Residential) up to 3 du/ac

South: Agriculture/forestry/vacant land - A (Agricultural)

East: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac, A (Agricultural)

West: Agriculture/forestry/vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of residential and agricultural uses, interspersed with undeveloped, forested tracts. Within 0.5 miles to the east is a commercial node at the intersection of Steele Road and Hardin Valley Road, and the Hardin Valley Elementary, Middle, and Academy Schools campus.

STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone with up to 4 du/ac, subject to three conditions:**

1) Development must provide street connectivity to Maroon Bells Road and Signal View Road, subject to review and approval by Knox County Engineering and Public Works.

- 2) Development must provide stub-outs to the west and east for future street connectivity, subject to review and approval by Knox County Engineering and Public Works.
- 3) Development must provide a 30-ft greenway easement along Conner Creek.

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. The Hardin Valley area has experienced rapid growth over the last 20 years, with numerous attached and detached residential subdivisions constructed within 1 mile of the subject property along Hardin Valley Road. In 2022, the Brooke at Hardin Valley, a 42-lot detached subdivision abutting the subject property on the east side, was completed, and the Haven at Hardin Valley, a 372-unit detached residential subdivision, is under construction directly to the north.
2. Since the early 2000s, the surrounding area has gradually transitioned from the A (Agricultural) zone to the PR (Planned Residential) zone from up to 2 to up to 8 du/ac. There has also been a small node of CA (General Business) zoning established 0.5 miles to the east.
3. In 2024, the Knoxville-Farragut-Knox County Growth Policy Plan was updated to expand the Planned Growth Area based on existing conditions, infrastructure, trends in land use, the natural environment, and input provided by citizens and a wide variety of governmental service providers. The subject property was included in the expanded Planned Growth Area, which was previously designated as Rural.
4. In 2025, Hardin Valley Academy expanded with a new 43,861 sq ft building to accommodate growing student enrollment.
5. Phase I of the Hardin Valley Road Improvement Project is anticipated to begin construction in Fall 2026. The two-phased project will widen Hardin Valley Road to five lanes from Solway Road to Award Winning Way, and widen the section of Hardin Valley Road from three-lanes to five-lanes from Award Winning Way to N Campbell Station Road, roughly 0.25 miles east of the subject property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES 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. Residential areas thus established would be characterized by a unified building and site development program.
2. Conner Creek and the FEMA 100-yr creek floodway run through the middle of the subject (Exhibit B: FEMA Flood Map). The PR zone would be appropriate here, as it allows development to be clustered on more optimal sections of the site away from environmentally sensitive areas.
3. A non-disturbance buffer will be required along Conner Creek, restricting development and alteration of the land adjacent to the creek. Creek crossings will need approval from the Tennessee Department of Environment Conservation, which would occur during permitting.
4. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The requested PR zone with up to 4 du/ac is compatible with the surrounding residential zoning, which consists of properties zoned PR up to 2 to 4.4 du/ac.

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

1. The PR zone with up to 4 du/ac could yield up to 434 dwelling units, which would require a Traffic Impact Study to be conducted during the concept and development plan phase.
2. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval before construction begins. The plan would be reviewed to determine whether the proposed development is compatible with the surrounding community.

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 has two place types. The approximately 40-acre section south of Conner Creek is designated TN (Traditional Neighborhood), and the approximately 68-acre section north of the creek is designated SR (Suburban Residential). The TN place type is intended for areas that feature a mix of housing with a walkable block pattern and nearby amenities such as parks and schools. The SR place type is intended for areas with a primarily single-family residential development with lot sizes generally less than one acre, and may feature a range of lot sizes and housing sizes and styles.
2. The PR zone with up to 4 du/ac is partially related to both place types. Partially related zones must meet additional review criteria. The proposed rezoning meets the first criterion, as the allowable uses and housing

types in the PR zone are consistent with secondary uses of the TN and SR place types.

3. The 2020 Knox County Greenway Corridor Study identified Conner Creek as a potential Greenway route to serve and connect the Hardin Valley area and surrounding communities. A condition requiring a 30-ft greenway easement along Conner Creek is recommended. This condition aligns with the TN place type, which calls for more public open space in the form of neighborhood and community parks and preserved passive open space.

4. The easement is also supported by the Comprehensive Plan's Implementation Policy 21: Connect a system of greenways, and Implementation Policy 21.3: Set aside rights-of-way or easements for future greenways as neighborhoods are planned.

5. The SR place type recommends that street connections to adjacent residential areas be provided in new subdivisions. The recommended conditions for connectivity to the subdivision under construction to the north and providing opportunities for future connections to the west and east align with the recommendations of the SR place type. Furthermore, the recommended conditions are supported by the Comprehensive Plan's Implementation Policy 11: Promote connectivity with new development, Policy 11.1: Evaluate new residential subdivisions to provide vehicle and pedestrian connections to adjacent subdivisions, and Policy 14: Promote network efficiency to reduce congestion and improve redundancy.

6. The subject property is within the study area of the 2019 Hardin Valley Mobility Plan, which identified that the Hardin Valley area as having limited north-south connections due to topographical constraints. The study notes that, because of the limited north-south connections, "it is anticipated that the area's major roadways will likely become more congested [over time] and local roadways could begin to see more traffic if alternative routes are not constructed." As such, "as future development occurs, it is recommended that additional roadway connections be put in place to serve additional residents and relieve stress on the existing system" (pg. 14). The recommended condition to require street connectivity to Maroon Bells Road and Signal View Road to the north supports the Hardin Valley Mobility Study's goal of encouraging north-south connections.

7. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 5: Create neighborhoods with a variety of housing types and amenities in close proximity. The subject property is within 0.5 miles of the Hardin Valley Schools campus and the commercial node at the intersection of Steele Road and Hardin Valley Road, which features retail and service-oriented uses.

8. The subject property is within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, and offer a wide range of housing choices. The proposed rezoning aligns with the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 3894 (average daily vehicle trips)

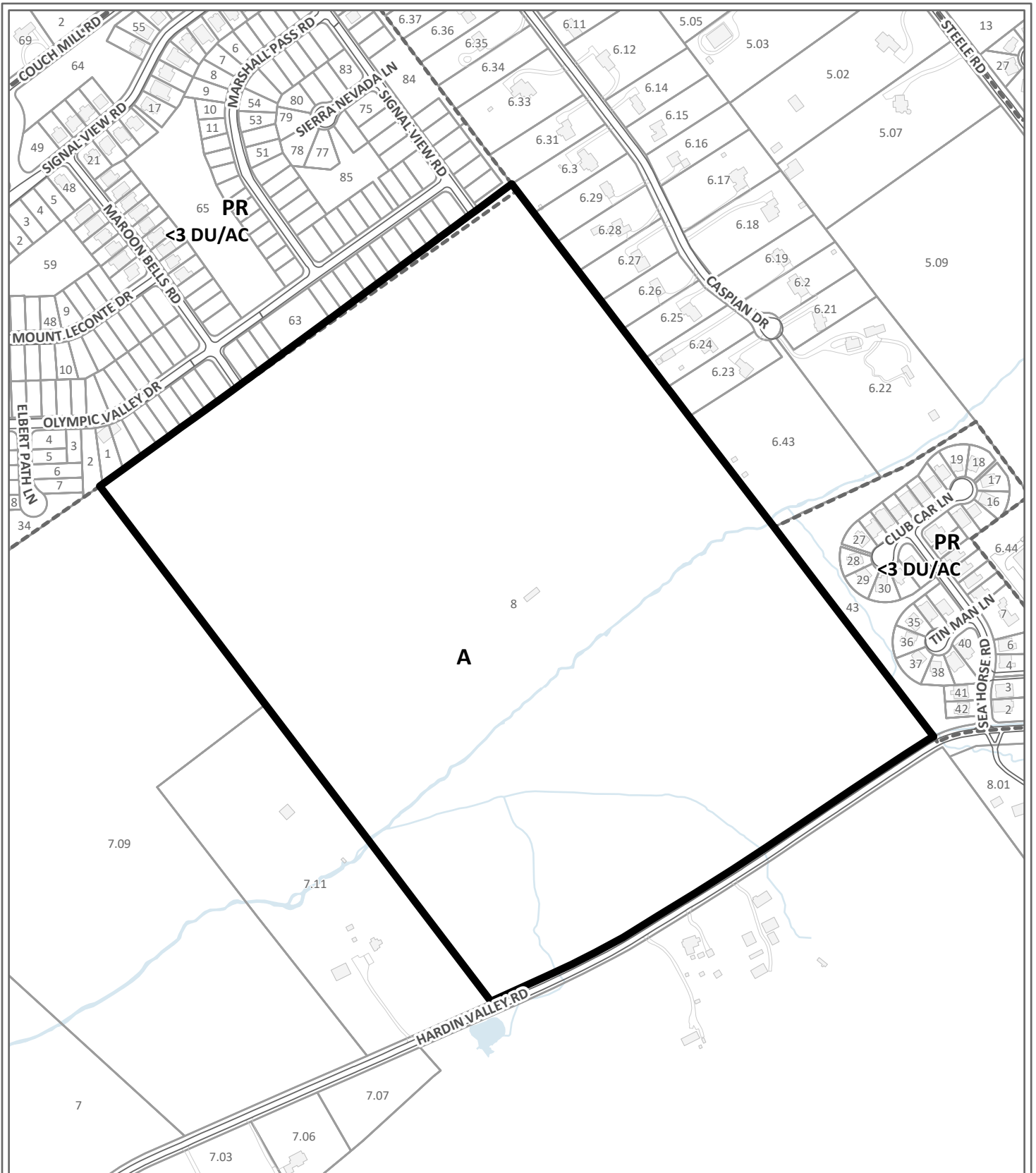
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 159 (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 11/9/2026. 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

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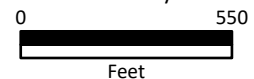
From: PR (Planned Residential), <3 DU/AC, A (Agricultural)

To: PR (Planned Residential) up to 4 du/ac

Petitioner: Hardin Valley Farm, LLC

Map No: 117

Jurisdiction: County



Original Print Date: 8/20/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

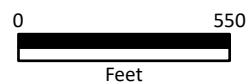
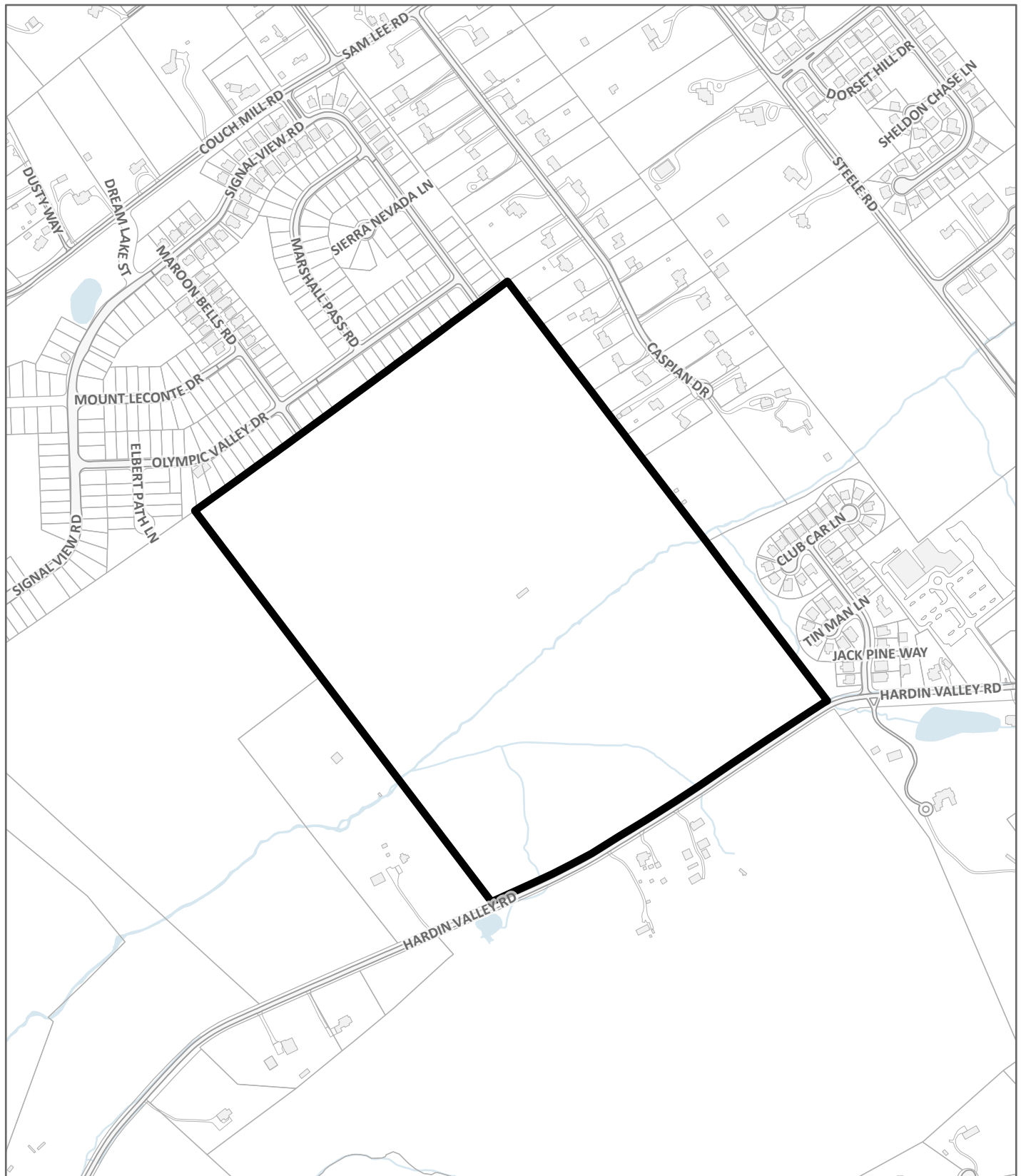


Exhibit A. Contextual Images

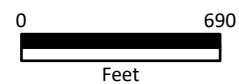


LOCATION MAP

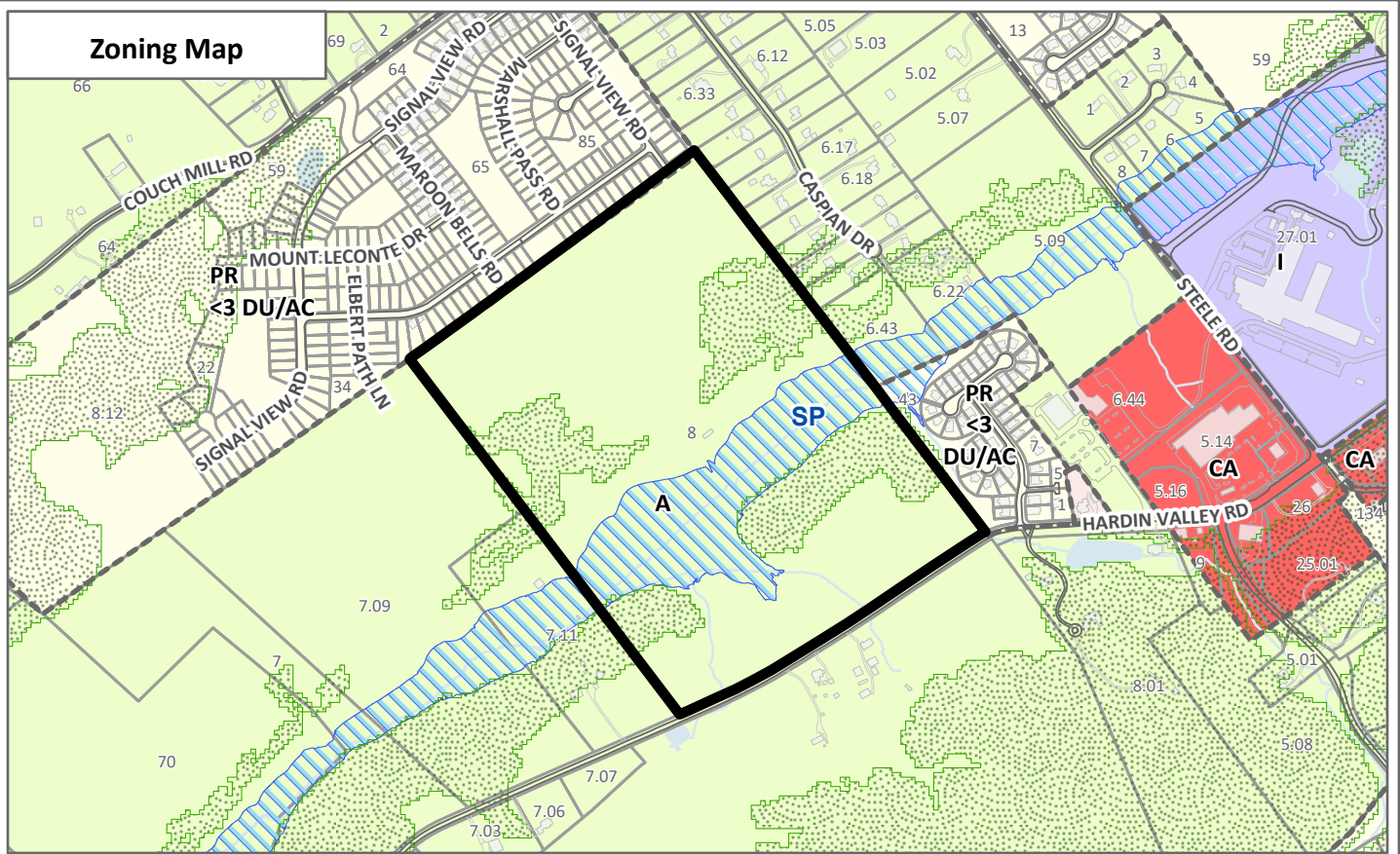
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Case boundary



Zoning Map



Comprehensive Plan Map

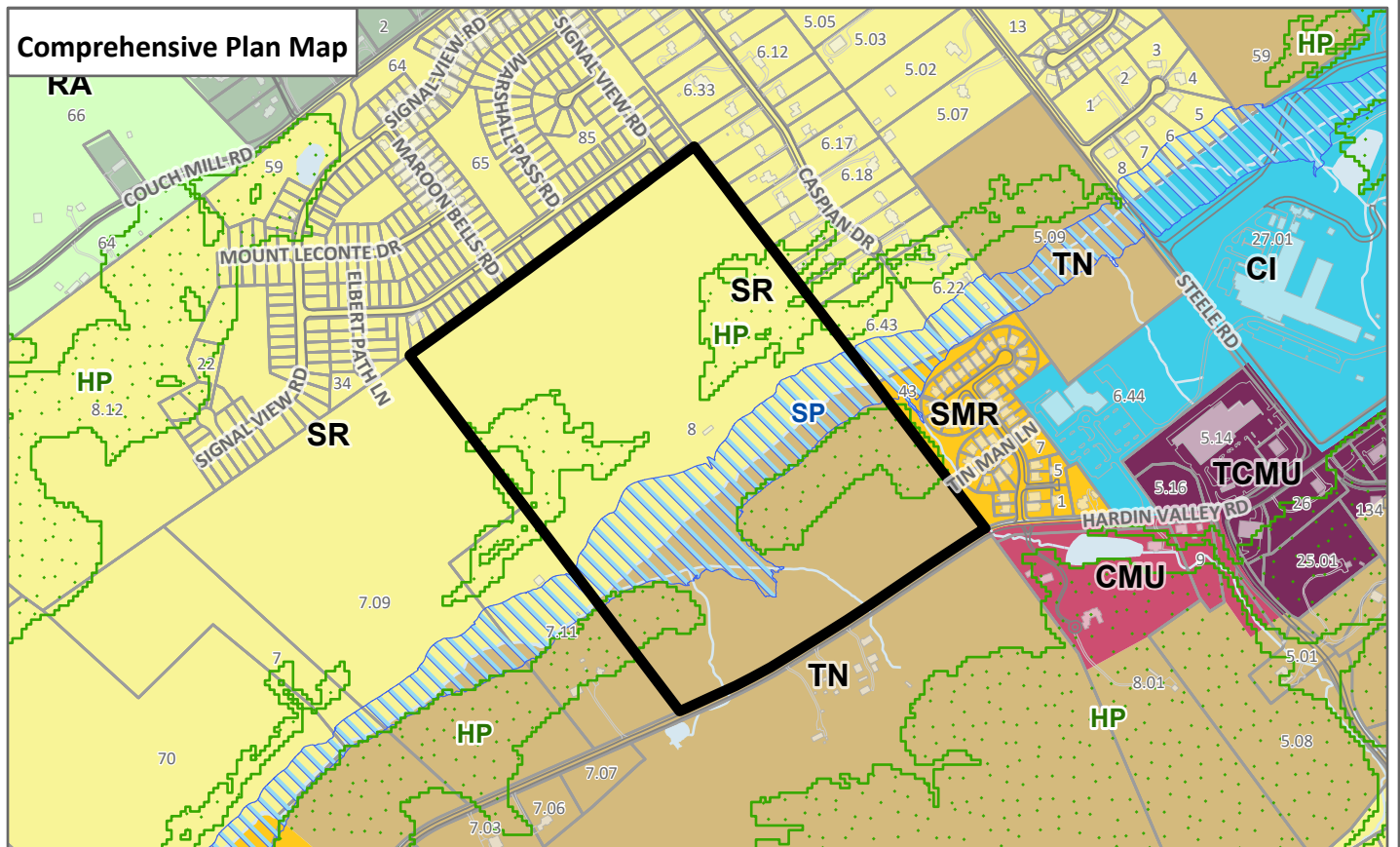


EXHIBIT A, CONTEXTUAL MAPS

10-B-26-RZ



Case boundary



Existing Land Use Map

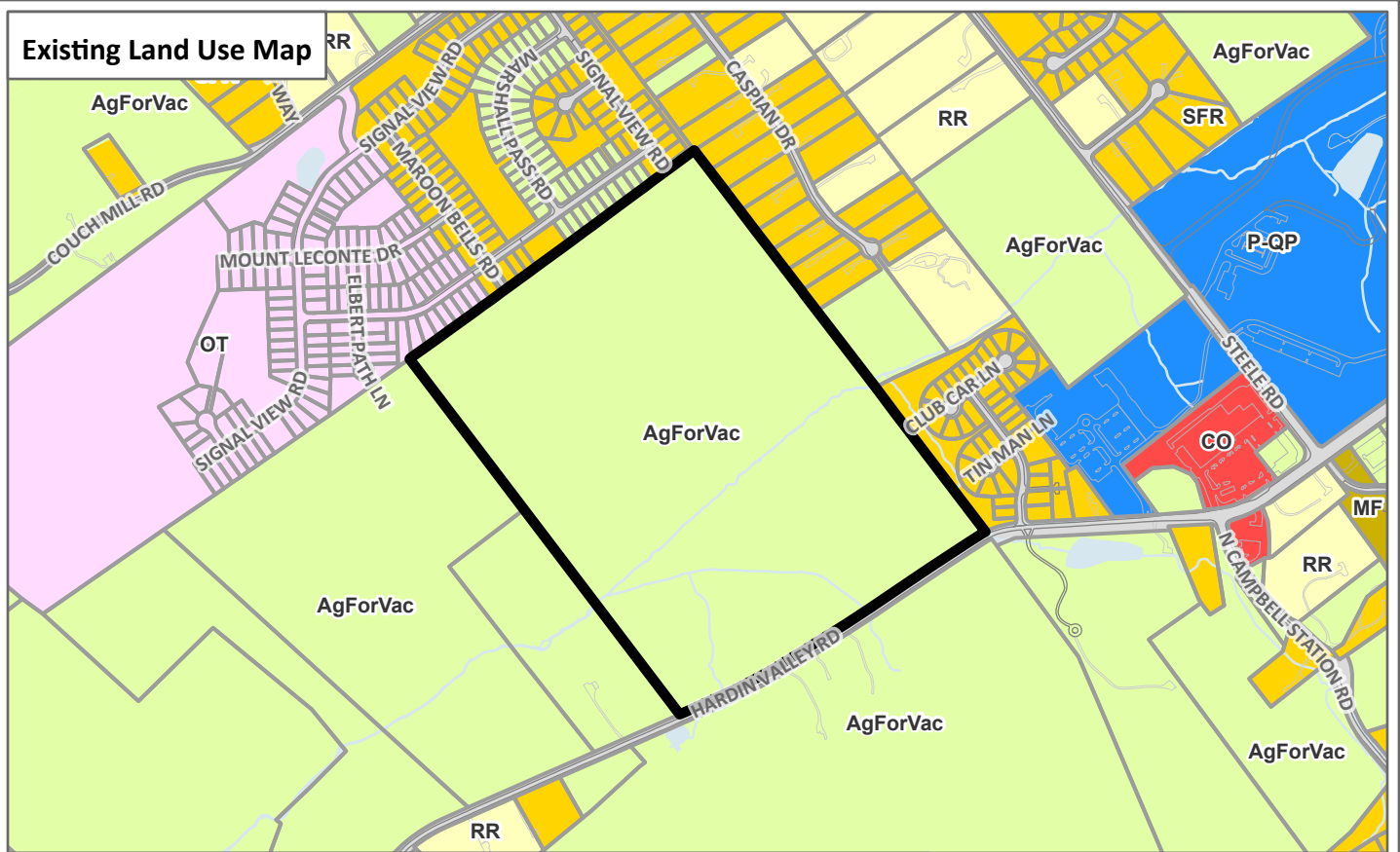


EXHIBIT A, CONTEXTUAL MAPS

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Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	108.58		
Non-Hillside	84.85	N/A	
0-15% Slope	7.73	100%	7.73
15-25% Slope	13.97	50%	6.98
25-40% Slope	1.50	20%	0.30
Greater than 40% Slope	0.52	10%	0.05
Ridgetops			
Hillside Protection (HP) Area	23.72	Recommended disturbance budget within HP Area (acres)	15.07
		Percent of HP Area	63.5%

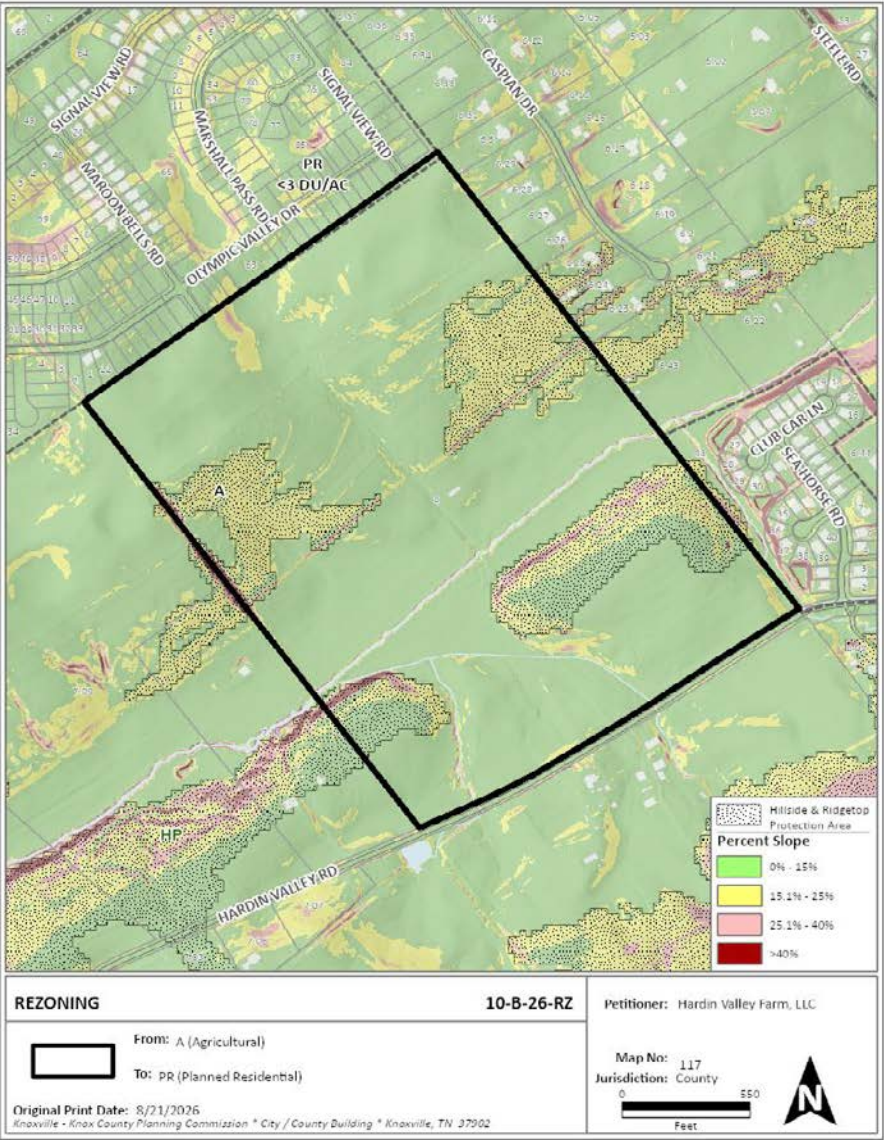
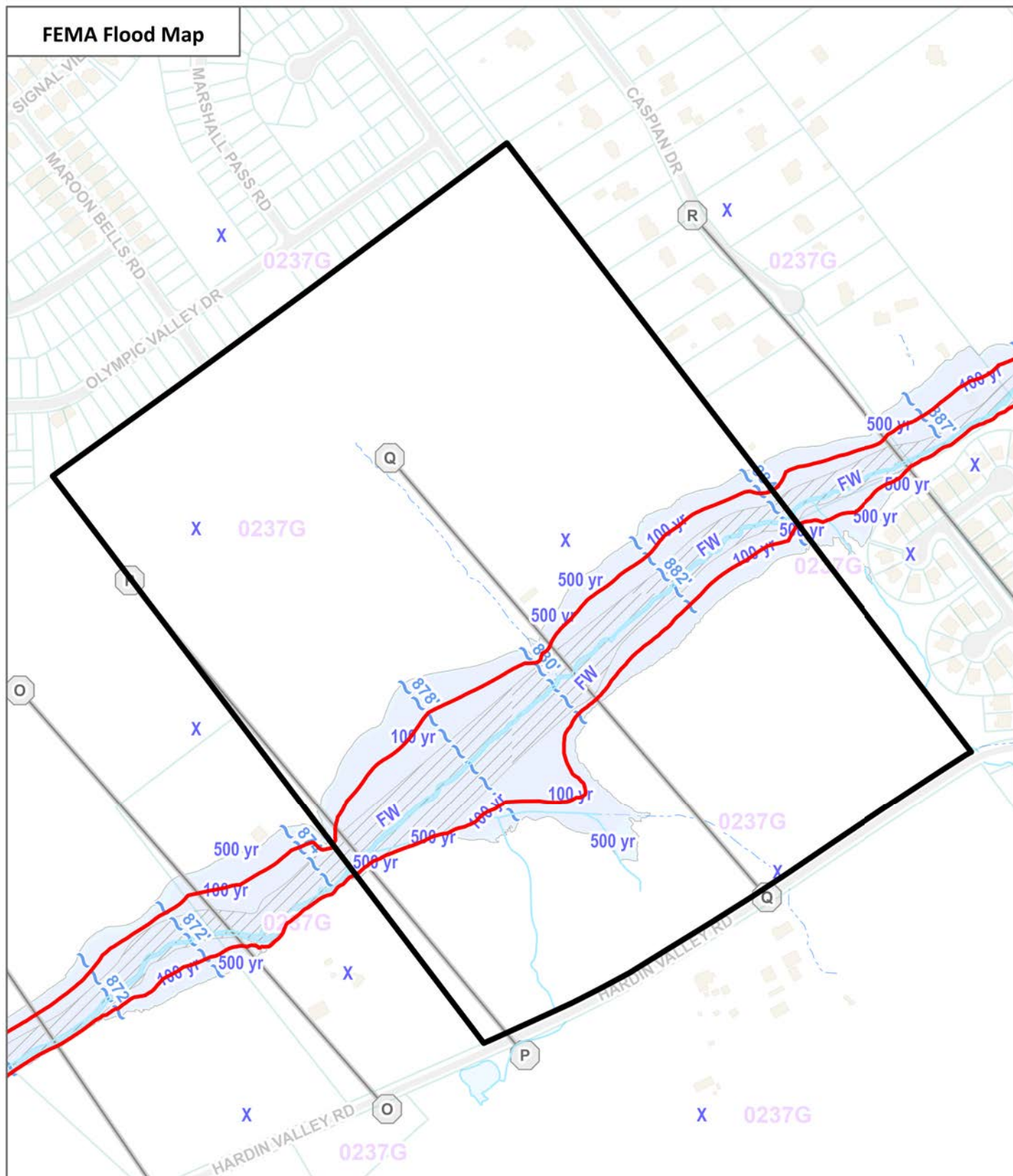


Exhibit B. FEMA Flood Map

FEMA Flood Map



SUPPLEMENTAL MAP

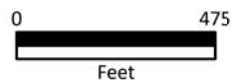
10-B-26-RZ



Case Boundary



No Fill Line



Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

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.

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.

9/19/2026

10/2/2026

Date to be Posted

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

Benjamin C. Mullins

Applicant Name

Date

7-31-26