

Knox County Planning Agenda Item #20

Development Request File Number 3-F-21-RZ / 3-B-21-SP

0 North Campbell Station Rd Tract Size 60.98 acres 6<sup>th</sup> district NW Sector Plan

No previous case history.

Single family dwelling unit on property.

Good day, Commissioners.

On behalf of Hardin Valley Planning Advocates, I would like to respond in opposition of the proposed zoning and sector plan amendment request for development on Campbell Station Road by Ball Homes.

First, let me say that Ball Homes has been an approachable community partner in the past. Mr. Ryan Hickey has demonstrated a willingness to discuss proposed projects with citizens and has been responsive to requests. He has been a part of many discussions regarding the growth and development in Hardin Valley and the continued stress placed upon infrastructure. With that said, it was disappointing to learn of this proposed development outside of those discussions and given Ball Homes' knowledge of the negative impact on infrastructure experienced by the HV community.

Once again, we seem to be "backing in" to infrastructure improvements, rather than planning ahead for the growth identified in the General Plan, Sector Plans, Traffic Mobility Studies, and Parks and Greenway Studies and the basic infrastructure improvements needed, also detailed in those plans.

We, as a community, can not argue for a pause in the development in our beautiful corner of the county, but we can argue for the presence of adequate infrastructure to support development. And we have....which has resulted in update to the NW Sector Plan in 2016, the addition of Hardin Valley Middle School and the new NW Elementary, the HV Traffic Mobility Study, the inclusion of HV in the Greenway Corridor Study, and inclusion in the ongoing General Transportation Plan....but the recommendations in these plans have barely just begun and most will take decades, if they happen at all. We simply can not afford to continue this pace. A new home is constructed in HV every 32 hours....our schools are well overcapacities and have been for 5 years....our current residents continue to see water and flooding issues in newly constructed homes.....our minor corridors on which many of these proposed developments are targeting are narrow, windy, and dilapidated. When do we pause and strengthen our foundational necessities?

I have included HVPA's review notes of this zoning and sector plan amendment request for your review. It is my hope that you will acknowledge the need to address requests not only on individual bases, but how the requests impacts the communities in general. We can no longer consider land use in isolation, but see it as an integral part of comprehensive, intentional growth and development.

We ask that you consider upholding the current AG / HP zoning and the Rural land use classification of the 2016 NW Sector Plan. I would like to remind you that the community, planning staff, county officials & departments were all implemental in the sector plan update. This Rural land use classification is fairly recent and should be upheld similarly to the recent decision by this body to uphold the Sector Plan in

the Urban Engineering plan amendment request brought before you and County Commission just a few months ago.

Thank you for your service and consideration.

-Kim Frazier

HVPA Founder & Director

### **Current Zoning – AG Agricultural / HP Hillside and Ridgetop Protection**

AG – Agriculture: farmland or rural where soils are designated as prime or locally important to the US Dept of Agriculture, 1 dwelling per acre or less if dwellings are clustered in one portion of parcel, conservation easements

HP – Hillside and Ridgetop Protection: *HVPA anticipates a staff recommendation of 1.2 – 1.5 du/acre based on the parcel's slopes: 6.56 acres are outside of the HP area. There are 14.61 acres with slopes of 0-15%; 21.07 acres with slopes of 15-25%; 16.27 acres with slopes of 25-40%; 2.72 acres with slopes above 40%. Total Slope Area within HP is 54.67 acres.*

Additional info on HP - HP classifies hillsides and ridges that have a slope of 15% or more. Open space, recreation land or very low density (LDR 0-5 du/acre) housing of 1 du/2acres is recommended for slopes exceeding 25%. For slopes of 15-25%, housing densities should not exceed 2 du/acre. Office uses may also be considered. Building height should not exceed 35ft.

A. Purpose Hillsides constitute significant natural topographic features. In addition, when development occurs on hillsides, there are potential serious consequences, such as increased erosion, fire, or flood hazards, and property damage from extensive soils slippage and subsidence. In order to protect hillsides and hillside development, the HP Hillside Protection Overlay District is established.

B. Applicability The HP Overlay regulations apply to all development on lots in all districts within the HP Overlay District with the following exceptions: 1. Legally existing structures existing as of the effective date of this Code. 2. Lots of record for single-family dwellings existing as of the effective date of this Code. This exception applies only where the lot of record is one (1) acre or less. 3. Lots that have been issued a grading permit prior to the effective date of this Code. 4. Lots that have been previously legally disturbed or developed would also be excepted provided that any new/additional disturbance does not exceed the previously-disturbed area or the maximum land disturbance permitted by Table 8.6 below, whichever is greater. For the purposes of this section, disturbance shall mean any activity that changes the physical conditions of land form, vegetation and hydrology, creates bare soil, or otherwise may cause erosion or sedimentation.

C. Density and Land Disturbance Limitations Table 8-6: Density and Land Disturbance Limitations establishes the maximum residential density and maximum land disturbance of the site for residential districts that are within the HP Overlay District. Only the

maximum land disturbance is applicable in non-residential districts that are within the HP Overlay. All other dimensional regulations apply unless specifically modified by the HP Overlay District. The Knoxville-Knox County Planning Commission, following the procedure in Article 16.2.D. and applying the guidelines in the Knoxville-Knox County Hillside and Ridgetop Protection Plan, may issue a Certificate of Appropriateness for any application for any deviation from Article 8.9.C.

Table 8-6: Density and Land Disturbance Limitations

<u>Percent of Slope Maximum</u>	<u>Density</u>	<u>Maximum Land Disturbance</u>
Less than 15%	Maximum density permitted by district	100%
15% up to 25%	2 du/ac	50%
More than 25% up to 40%	0.5 du/ac	20%
More than 40%	0.2 du/ac	10%

D. Site Plan Review All development within the HP Overlay District is subject to site plan review.

[https://knoxmpc.org/resources/city-zoning-ordinance/meetings/ 2019-11-20 Hillside%20Protection%20Review.pdf](https://knoxmpc.org/resources/city-zoning-ordinance/meetings/2019-11-20_Hillside%20Protection%20Review.pdf)

**Requested Zoning – LDR / HP**

LDR Low Density Residential 0 – 5 du /acre: primarily residential in character aligning with existing development, existing infrastructure, and meeting permitted uses according to Section 5.11 of the Knox County Code of Ordinances and Subdivision Regulations

Applicant request is 4du/acre

Staff recommendation is anticipated to be 1.2 – 1.5 du / acre based on slope information; estimated 61 useable acreage; 98 total units/acre

**2000 Growth Policy Plan (provides land use classification) – Rural**

State mandated 20 year growth management plan that identifies 3 classifications of land use – Rural, Urban Growth, Planned Growth Areas. GPP recommended allowances for the Rural classification of this property is PR, OS, E, AG

**2033 General Plan / Advisory – Slope Protection / Agriculture**

30 year comprehensive growth plan covering 525 square miles that is updated as determined by the county / city mayors and planning commission

**2016 Northwest Sector Plan / Advisory – AG Agriculture (zoning allowed in areas)**

15 year plan representing one of the 12 Knox County Sectors used to identify area land use and needs / typically updated every 6 years

**Alignment with existing development** - Adjacent property <4.4 du/acre approved with a conservation concept plan; Highlands West <2.7 du/acre; Brandywine @ Pepper Ridge <2du/acre; HMH / Urban Engineering property <1.93 du/acre (most recent zoning case before planning and county commission)

**Water / Sewage / Utilities**

TVA improvement project – Utilities are stressed. 26 proposed routes. Project completion date is slated for 2023. Substation site has not been determined

**Road / Mobility / Traffic**– Because the applicant has requested a density above the General Plan land use designation, a transportation impact letter is required. Daily vehicle trips at requested density of 4 equates to an estimated (60.98 acres or lots X 4 du/acre x 5 avg daily car trips) 1219.6 additional vehicle trips per day.

Knox County completed a mobility plan for the area in 2019 (<https://knoxmpc.org/resources/hardin-valley/resources/final%20report/Hardin%20Valley%20Mobility%20Plan.pdf> Hardin Valley Mobility Study | Knoxville-Knox County Planning (knoxmpc.org)). The primary recommendation from the report was to create an improved north/south route across the ridge; 3 proposed routes. As a result, Knox County has set aside \$500,000 of local funds to match Federal/State funds (as they become available) for an improved Campbell Station. In addition, Knox County has asked TDOT to prioritize the Watt Road interchange and have committed funds to pay for the design of this project, should they agree to move up in the schedule.

Unfortunately, both of these processes will take several years to complete (10 plus years), but Knox County is and will be pressing to improve these needed locations.

**Schools**– HVES: Capacity 900, Enrollment 1200+  
HVM: Capacity 1200, Enrollment 1000+  
HVA: Capacity 1800, Enrollment 2100+

**Parks** – Melton Hill is closest park. There is a community desire for more pocket parks

**Greenspace** – Prime farm land soil is indicated in areas of this parcel