CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 12-A-24-RZ **Related File Number:**

Application Filed: 10/14/2024 **Date of Revision:**

Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Southeast side of N Campbell Station Rd, across from El Racho Trl intersection

Other Parcel Info.:

Tax ID Number: 117 014 **Jurisdiction:** County

Size of Tract: 6.22 acres

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.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:** 4 du/ac in the Planned Growth Area only

Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential), RC (Rural Conservation), HP (H

Growth Policy Plan: Planned Growth Area, Rural Area

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

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1824 N CAMPBELL STATION RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: Yes it is a minor extension of the base PR zone, but not the residential density.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

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

Staff Recomm. (Full):

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, with 24 single-family lots adjacent to the subject property to the southwest. 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 as the Brandywine subdivision next door.

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 a rezoning request, which will help preserve the Beaver Ridge. 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 needs to be addressed on this minor arterial street of N Campbell Station Road. No capital improvements along this segment are slated to occur at this time, though some widening for safe access may be coordinated between the developer and Knox 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. This is an area where the Planned Growth Area was expanded to include the subject property, likely in response to expanded utility infrastructure, as well as scholastic and commercial amenities along Hardin Valley Road nearby to the north.
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 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.

Action: Approved **Meeting Date:** 12/12/2024

Details of Action:

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

Date of Approval: 12/12/2024 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/22/2025 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved with Conditions **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Condition: the entrance to North Campbell Station Road aligns with El Rancho Trail.

Date of Legislative Appeal: **Effective Date of Ordinance:**