CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION

File Number: 2-A-25-DP **Related File Number:**

Application Filed: 12/19/2024 **Date of Revision:**

Applicant: JAVONTE COTNER

PROPERTY INFORMATION

General Location: South side of Hardin Valley Rd, west of Berrywood Dr

Other Parcel Info.:

Tax ID Number: 103 11008 **Jurisdiction:** County

Size of Tract: 2.02 acres

Accessibility: Access is via Hardin Valley Road, a minor arterial with a 36-ft pavement width within an 80-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: 2 single family lots **Density:** 0.99 du/ac

Planning Sector: Northwest County **Plan Designation:** TN (Traditional Neighborhood), HP (Hillside Ridgetop Prote

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is characterized by single family dwelling units on small suburban lots with undeveloped land between subdivisions.

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

Street: 11122 HARDIN VALLEY RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 1 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Rezoning request from PR (Planned Residential) up to 1 du/ac to PR up to 2 du/ac in 2024 was denied at County Commission (6-D-24-RZ); the TO (Technology Overlay) zone was added in 1983 (12-FF-83-RZ) then removed in 1992 (10-Y-92-RZ).

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: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for 2 single family lots, subject to 7 conditions.

Staff Recomm. (Full):

1) The Final plat is to depict the existing 15' wide utility easement (instrument # 200108010008361). Final plat approval is subject to all terms & conditions noted within the utility easement, per KUB.
2) The grading plan is subject to Knoxville Utility Board & West Knox Utility District approval.
3) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
4) A condition will be added to the final plat for the right-of-way to be dedicated per Engineering's requirements.
5) A condition will be added to the final plat for the 2 lots to share a driveway.
6) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
7) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

Comments:

This proposal is to create two single family lots on Hardin Valley Rd on a 2.02-acre forested lot. The property is zoned PR up to 1 du/ac. The lots will share a driveway per Engineering's requirement for driveway consolidation on Hardin Valley Rd.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE
PR (Planned Residential) up to 1 du/ac:
A. The property is zoned PR (Planned Residential) with a density of up to 1 du/ac. The applicant is proposing to subdivide this 2.02-acre tract into 2 lots. The PR zone allows single family homes as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A. Implementation Policy 2. Ensure that development is sensitive to existing community character. - The proposed single-family lots are similar to the other single-family residential homes in the area.
B. Implementation Policy 7. Encourage development practices that conserve and connect natural features and habitat. - The footprint of the houses will remain off of the ridge in the rear of the property.
C. Implementation Policy 9.6. Align capital improvement projects. - Current capital projects include widening Hardin Valley Road from 3 to 5 lanes. A condition will be added to the final plat for the right-of-way to be dedicated per Engineering's requirements.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE
A. The property is classified as TN (Traditional Neighborhood), which calls for a walkable block pattern, a mix of housing types within the neighborhood, and neighborhood amenities such as parks and schools. The proposal is for single family homes on 1-acre lots within walking distance of Hardin Valley Schools, Pellissippi State, and a commercial node.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN
A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This proposal does not conflict with any of these stated goals.

Action: Approved with Conditions **Meeting Date:** 3/13/2025

Details of Action:

Summary of Action: Approve the development plan for 2 single family lots, subject to 7 conditions.

Date of Approval: **Date of Denial:** **Postponements:** 2/13/2025

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

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

Disposition of Case: **Disposition of Case, Second Reading:**

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

Amendments: **Amendments:**

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