

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

12/15/2021 03:38 PM

FILE NUMBER: 12-I-21-RZ

*APPLICANT:* SAFE HARBOR RESIDENTIAL

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* PR (Planned Residential)

*AT A DENSITY OF:* up to 3 du/ac

*COMM. RECOMMENDATION:* **Approve PR (Planned Residential) up to 2 du/ac because it is consistent with Northwest County Sector Plan and the Growth Policy Plan.**

*COMMISSION VOTE COUNT:* 13-0

*LOCATION:* 11636 Hardin Valley Rd. / Parcel ID 117 8 (part of)

*ACREAGE:* 131.7 acres

*DISTRICT:* Commission District 6

*COMMISSION HEARING ON:* 12/9/2021

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 11/6/2021

*LEGISLATIVE HEARING ON:* 1/24/2022

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 12/18/2021

*APPLICANT'S ADDRESS:* David Harbin / Batson, Himes, Norvell & Poe  
4334 Papermill Dr.  
Knoxville, TN 37919

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Sector Plan?* Yes

*Consistent with Growth Plan?* Yes

*TTEDA Approval?* N/A

# REZONING REPORT

▶ **FILE #:** 12-I-21-RZ

**AGENDA ITEM #:** 16

**AGENDA DATE:** 12/9/2021

▶ **APPLICANT:** SAFE HARBOR RESIDENTIAL

OWNER(S): Hardin Valley Farms, LLC

TAX ID NUMBER: 117 8 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11636 Hardin Valley Rd.

▶ **LOCATION:** South side of Couch Mill Road, east of E. Gallaher Ferry Road

▶ **APPX. SIZE OF TRACT:** 131.7 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Couch Mill Rd, a major collector, with a pavement width of 18-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek

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

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

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶ **DENSITY PROPOSED:** up to 3 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant, single family residential, rural residential - A (Agricultural)

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

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

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

NEIGHBORHOOD CONTEXT: This area is primarily large agricultural lots with some single family homes.

## STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zoning up to 2 du/ac because it is consistent with Northwest County Sector Plan and the Growth Policy Plan.**

## 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 West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector.
2. New electrical transmission lines are being planned for this area by TVA to accommodate the growth and development in the Hardin Valley community.

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

1. The proposed amendment to PR zoning 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, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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. If PR up to 2 du/ac is approved a possible total build-out of 263 single family residential dwelling units may be accommodated on the site meeting all other standards.
2. A Transportation Impact Letter was submitted on behalf of the applicant demonstrating a proposed build out of 279 single family dwellings and 114 townhomes.
3. The property appears to be agricultural, pasture land with several closed depressions noted on the topographical maps that could indicate the presence of sinkholes.
4. At the time of Use on Review, a traffic impact study will also be required if the Average Daily Traffic (ADT) for the proposed development exceeds 750.

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

1. The staff recommended rezoning to PR up to 2 du/ac is consistent with RR (Rural Residential) for the Northwest County Sector Plan at this location and the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 3746 (average daily vehicle trips)

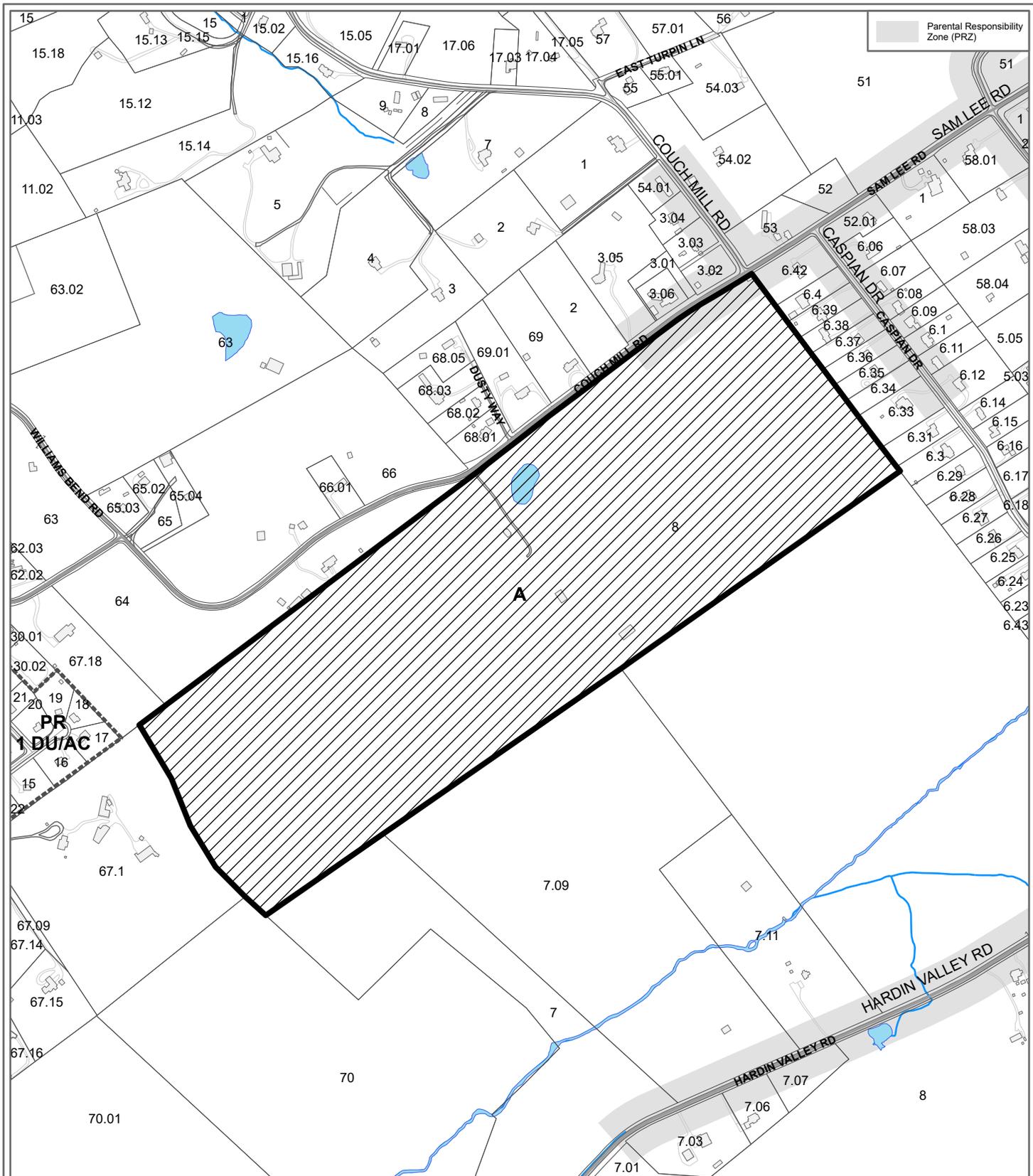
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 163 (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 1/24/2022. 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.



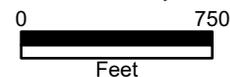
**12-I-21-RZ  
REZONING**

From: A (Agricultural)  
To: PR (Planned Residential)



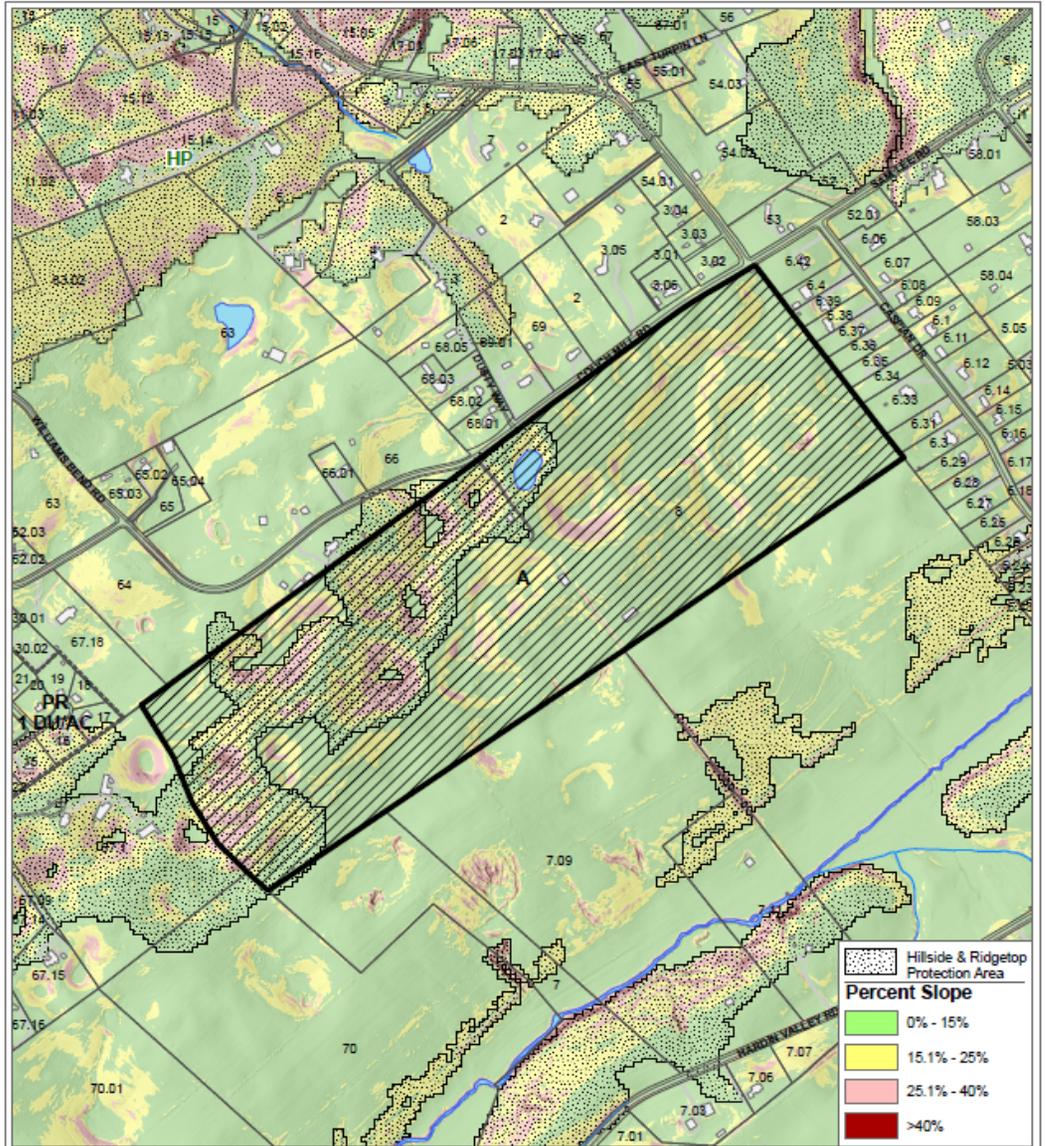
Petitioner: Safe Harbor Residential

Map No: 117  
Jurisdiction: County



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	93.57	100%	93.6
0-15% Slope	13.67	100%	13.7
15-25% Slope	15.44	50%	7.7
25-40% Slope	7.92	20%	1.6
Greater than 40% Slope	0.45	10%	0.0
Ridgetops	0		
<b>Subtotal: Sloped Land</b>	<b>37.48</b>	<i>Recommended disturbance budget within Hillside Protection Area (acres)</i>	<b>23.0</b>
<b>Total Acreage</b>	<b>131.05</b>		<b>116.6</b>

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	93.57	2.00	187.1
0-15% Slope	13.67	2.00	27.3
15-25% Slope	15.44	2.00	30.9
25-40% Slope	7.92	0.50	4.0
Greater than 40% Slope	0.45	0.20	0.1
Ridgetops	0	0.00	0.0
<b>Subtotal: Sloped Land</b>	<b>37.48</b>		<b>62.3</b>
<b>Maximum Density Guideline (Hillside &amp; Ridgetop Protection Plan)</b>	<b>131.05</b>	<b>1.90</b>	<b>249.4</b>
<b>Proposed Density (Applicant)</b>	<b>131.05</b>	<b>4.00</b>	<b>524.2</b>



<b>12-I-21-RZ SLOPE ANALYSIS</b>		Petitioner: Safe Harbor Residential,	
From: A (Agricultural)		Map No: 117	
To: PR (Planned Residential)		Jurisdiction: County	
Original Print Date: 11/15/2021		Revised:	
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902			
		 Feet	
			

ROBERT L. KAHN  
REGGIE E. KEATON  
DONALD D. HOWELL  
DEBRA L. FULTON  
MICHAEL W. EWELL  
JOHN M. LAWHORN  
JAMES E. WAGNER  
BEVERLY D. NELMS  
MARY ELIZABETH MADDOX  
BENJAMIN C. MULLINS  
RICHARD T. SCRUGHAM, JR.  
MATTHEW A. GROSSMAN  
KEVIN A. DEAN  
DANIEL P. ZYDEL  
SHARON H. KIM  
RICHARD E. GRAVES  
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November 19, 2021

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**Knoxville-Knox County Planning**  
City-County Building  
400 Main Street, Suite 403  
Knoxville, TN 37902

*Via e-mail only:*  
[dori.caron@knoxplanning.org](mailto:dori.caron@knoxplanning.org)

**Attn: Dori Caron**

Re: Agenda Item 16 – Safe Harbor Residential  
12-I-21-RZ

Dear Ms. Caron:

Please note I will be representing the Applicant, Safe Harbor Residential, with regard to Agenda Item 16 (12-I-21-RZ) at the December 9, 2021 Knoxville-Knox County Planning Commission meeting. Please favor me a copy of any correspondence related to this Agenda Item.

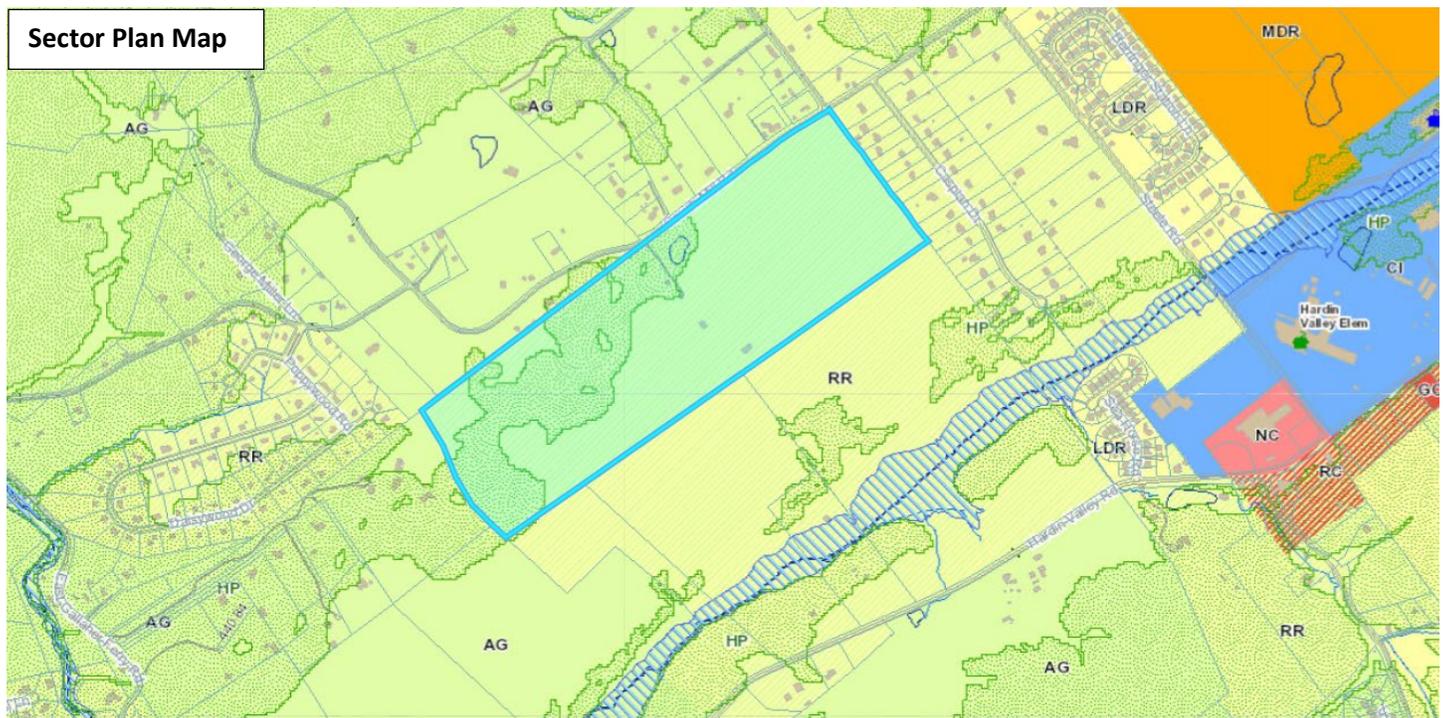
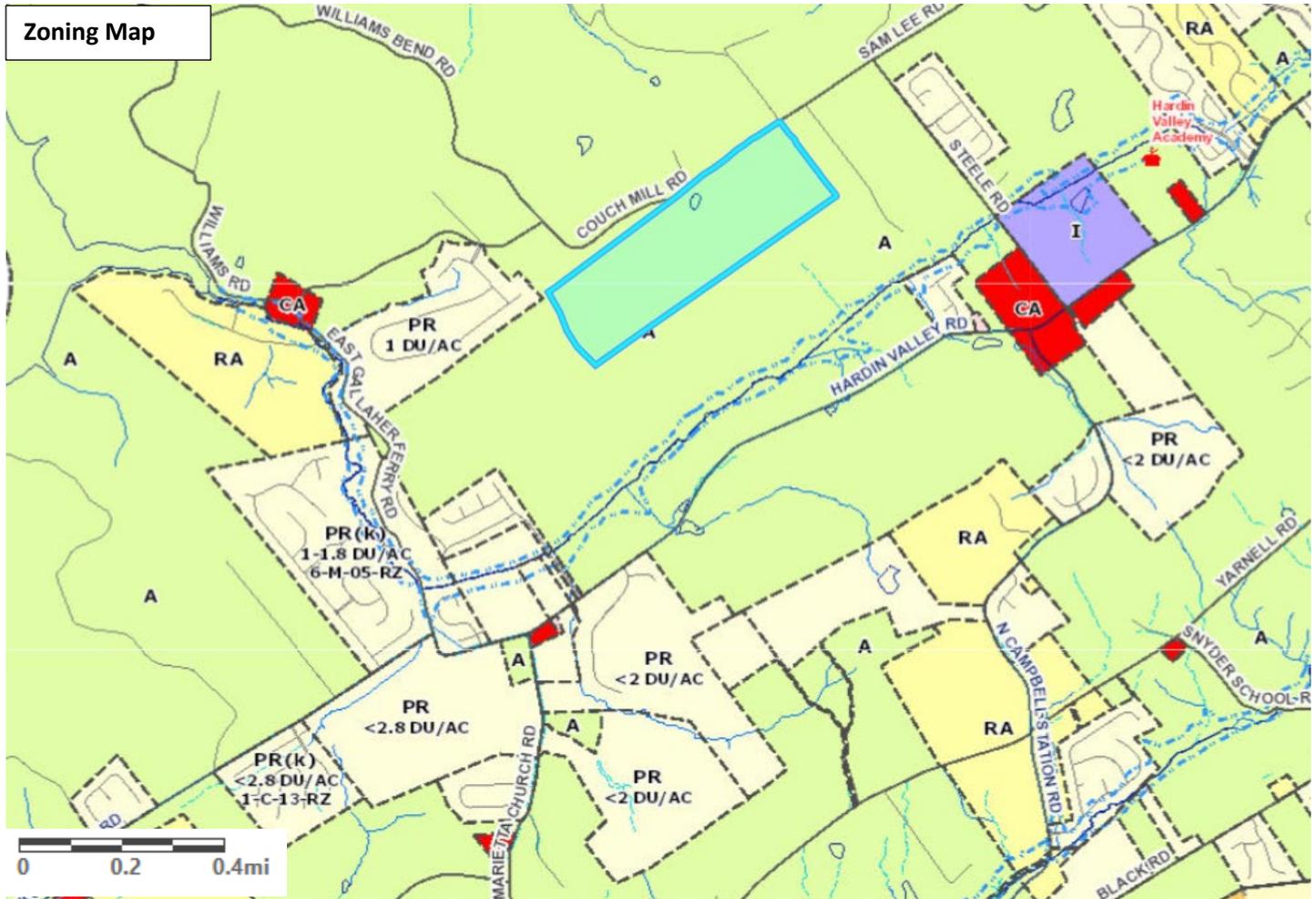
Sincerely,



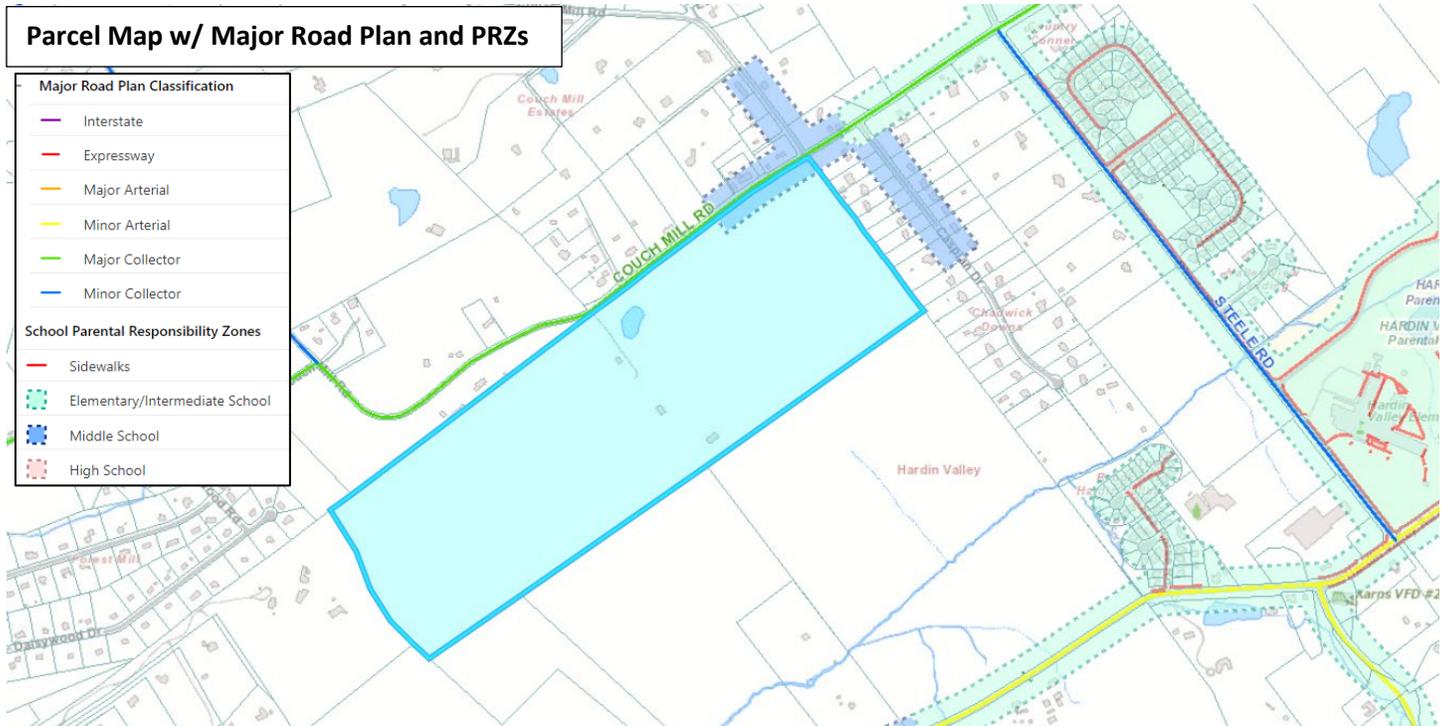
Benjamin C. Mullins  
FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:erl

# Exhibit A. 12-I-21-RZ Contextual Images

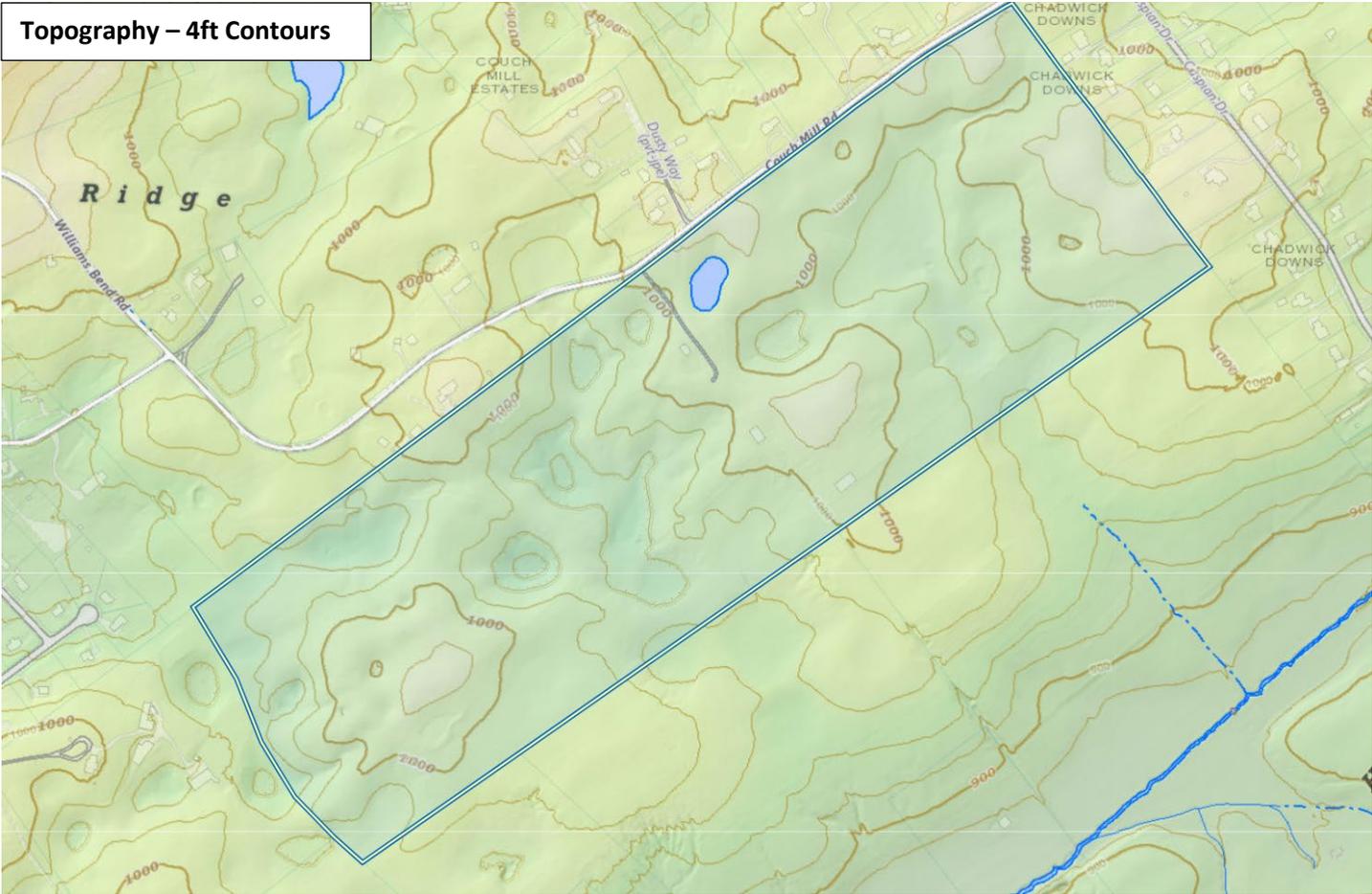


# Exhibit A. 12-I-21-RZ Contextual Images



# Exhibit A. 12-I-21-RZ Contextual Images

Topography – 4ft Contours





December 9, 2021  
Planning Commission meeting

# Public Comments

## 57 Comments for 12-I-21-RZ

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**Rodney** (37931), December 9, 2021 at 12:37 PM

Please reconsider this approval. Hardin Valley's infrastructure is stretched too thin as it is without adding more people, cars, and possible students. Thank you!

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**Bob** (37932), December 9, 2021 at 12:26 PM

I realize that Ball Homes has already cut a deal to develop this property since clearing equipment is already working on the site, but the destruction of Hardin Valley by this developer and others is beyond the "normal" planned development of a community. I saw first hand the way County Commissioners overruled the professionals at MPC to grant Ball Homes increased density on the John Seals farm at Hardin Valley and Hickory Creek roads so I am sure the deal is already done on this site as well. Ball Homes and similar developers clear every tree, shrub, and blade of grass to flatten the property as much as possible to maximize the number of cracker box homes they can squeeze into the property. The horde of homes creates so much traffic not only from the residents, but all the lawncare and service trucks to service those homes that the narrow two lane roads of Hickory Creek and Hardin Valley Road with no shoulders are now bumper to bumper traffic jams every day. The storm water created by these developments have caused major erosion problems which end up in Melton Hill Reservoir. The area is karst topography and the majority of the residences on W. Gallaher Ferry Road are on wells for their potable water source so this increased development is a major concern for those residents. The road infrastructure, school infrastructure, and general livability of the area is already maxed out.

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**R. Jackson** (37932), December 9, 2021 at 11:35 AM

I am opposed to this development described in Rezoning application 12-I-21-RZ. Even at the recommended 2 dwellings per acre it would have a negative impact on local infrastructure and it is out of character with the 1 du/ac or less adjoining & surrounding uses, let alone the agricultural ones. Couch Mill Rd, and its continuation on to Sam Lee Rd, is a very narrow country road that already sees much more traffic than it was designed for or than is safe. The new improvements to the Hardin Valley/Pellissippi interchange have not adequately improved traffic flow on eastbound Hardin Valley Road during peak times in the morning & afternoon/evening.

Additionally, it should be assumed that families with school-age children are highly likely to be the vast majority of buyers in any new development in Hardin Valley, and sadly the schools are already exceeding capacity in the cases of HVES and HVA, & expected to within the next 2 years in the case of HVMS. There simply are not enough classrooms to support the residential developments already approved, let alone the growth rate indicated by this application & others already filed. Infrastructure and schools MUST be the addressed before more developments can be approved! To do otherwise, is UTTERLY IRRESPONSIBLE!

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**Amy** (37932), December 8, 2021 at 10:14 PM

I live on Caspian Drive here in Hardin Valley and I am extremely upset that this proposed subdivision would even be considered. The sheer size of it is ridiculous especially considering the massive growth that is occurring right now and there has not been ANY changes to the infrastructure that is here. The roads are congested and the schools are absolutely overwhelmed with students now even before all the currently being constructed houses are completed. To even consider any further development in this area until major improvements to infrastructure are completed is irresponsible for anyone to remotely consider at this time. The roads are overcrowded and too narrow to support further traffic. The schools are too overcrowded to support more students. I ask that everyone vote no on this proposed subdivision and you improve the roadways and schools before this or any other new subdivisions in Hardin Valley are considered again.

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**Ianthia** (37932), December 8, 2021 at 9:08 PM

Our family is adamantly opposed to the approval of this subdivision based on safety, school, wildlife and infrastructure concerns for the community. Our property is on Caspian Drive and is the first road turning onto Sam Lee Rd after the location of the 400 house development. Many construction vehicles i.e. dump trucks, log trucks, construction delivery trucks cannot even stay in their lane since the roads are too narrow. Many people will likely be hurt or killed with the additional traffic. The local wildlife has already been endangered and disrupted by out-of-control building. Coyotes and other dangerous animals which usually stay far from homes have had their homes turned into neighborhoods and have begun to show aggressive and harmful behavior toward people and pets in our community. My house and 2 of our neighbors have had floods inside and outside our homes causing thousands in damages to our our properties. Our home had plumbing ruptures that resulted in a \$100,000 property loss and having to be displaced to an apartment for 7 months. All of this is due to pressure increases for the new 40 house neighborhood built below our property. All large and dense developments should be halted until all the safety, school, wildlife and infrastructure concerns are addressed in a thorough plan accounts for current and future needs of our community.

[View Attachment](#)

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**Mark** (39732), December 8, 2021 at 9:06 PM

Our family is adamantly opposed to the approval of this subdivision based on safety, school, wildlife and infrastructure concerns for the community.

Our property is on Caspian Drive and is the first road turning onto Sam Lee Rd after the location of the 400 house development. Many construction vehicles i.e. dump trucks, log trucks, construction delivery trucks cannot even stay in their lane since the roads are too narrow. Many people will likely be hurt or killed with the additional traffic.

The local wildlife has already been endangered and disrupted by out-of-control building. Coyotes and other dangerous animals which usually stay far from homes have had their homes turned into neighborhoods and have begun to show aggressive and harmful behavior toward people and pets in our community.

My house and 2 of our neighbors have had floods inside and outside our homes causing thousands in damages to our our properties. Our home had plumbing ruptures that resulted in a \$100,000 property loss and having to be displaced to an apartment for 7 months. All of this is due to pressure increases for the new 40 house neighborhood built below our property.

All large and dense developments should be halted until all the safety, school, wildlife and infrastructure concerns are addressed in a thorough plan accounts for current and future needs of our community.

[View Attachment](#)

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**Kevin** (37918), December 8, 2021 at 3:28 PM

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Please see the attached petition from Hardin Valley Planning Advocates with 355 signatures requesting to:

- A. Uphold the existing Sector Plans by applying the plans and guidelines to land use decisions, without assuming that what the updated General Plan will have until it is agreed to and adopted.
- B. Ask if a request should be approved based on the big picture of the area - what is the availability of public services and utilities in the are, and how the land use decision will impact the characteristics identified as important in the Sector Plan
- C. Apply the requirements of the zoning ordinance, subdivision regulations to rezonings and Use on Reviews. With Use on Review applications, carefully consider character and adverse impact to neighbors, as impacts are more acutely felt in a more densely populated county.
- D. Look for opportunities where land use decisions can further projects already identified in sector plans, such as parks, greenways, new schools, or transportation projects

[View Attachment](#)

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**Emily** (37931), December 8, 2021 at 3:04 PM

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As a current resident of Hardin Valley, I object to the proposed rezoning. When I moved to Hardin Valley ten years ago, it was a quiet country community. Since I arrived, the rural character of our community has been lost to cookie-cutter developments and roads stretched past capacity. Please reject this zoning change or at least reduce the number of units allowed per acre to preserve the integrity to our community and our greatest resource—our schools.

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**Shane** (37932), December 8, 2021 at 2:59 PM

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Thank you for receiving my comments and offering the opportunity to provide input on case 12-I-21-RZ – Hardin Valley Rd. It is clear that Hardin Valley is experiencing an unprecedented volume of development in Knox Co., so my comments are intended to transcend just a specific property. Public data and visual observations are proof there is present overcrowding in Hardin Valley Schools, and traffic volumes that drastically exceed current level of service for all roadways, and utility infrastructure needs that exceed current capabilities. My request is to immediately pause or delay all planned developments until public officials, engineers, and the general public can establish adequate urban planning through a democratic process. This should include comprehensive traffic pattern studies and right-of-way design, greenways and public space considerations, zone-based architectural guidelines, erosion and hydraulic master planning (including waterway no-rise certifications for developers), assurance that utility providers can meet future demand and fire flows for both residential and commercial consumers, and a comprehensive plan to address overcrowding in all Hardin Valley Schools (not just the elementary school). This has become a matter of public safety due to stressing the capabilities of the current infrastructure with no future plans to address the issues.

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**Rebekah** (37931), December 8, 2021 at 2:57 PM

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I oppose. Enough is enough.

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**Penny** (37932), December 8, 2021 at 2:55 PM

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[View Attachment](#)

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**Dennis** (37932), December 8, 2021 at 2:41 PM

My wife and I purchased 24 acres of land in Hardin Valley about five years ago and developed it for our retirement mini-farm. If we would have understood the completely uncontrolled growth of subdivisions that was to occur over the past five years and into the future, we would have made a different decision regarding where we would have purchased land and built our retirement home. It appears that the County Commission has no vision of what Hardin Valley could look like with appropriate planned growth of residential and commercial properties and the infrastructure necessary to support such growth. The roads and schools have already been completely overwhelmed by the growth in subdivisions that are already completed, and already approved subdivisions that are just now beginning to be constructed will make the situation even worse. My wife and I are completely opposed to rezoning for more subdivisions of any kind until the County Commission commits significant dollars to support growth of the infrastructure to serve more residents. We urge the Commission to place a moratorium on the construction of any more subdivisions in Hardin Valley until roads, utility systems, and schools can be built to support such growth.

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**Margaret** (37932), December 8, 2021 at 2:23 PM

I oppose 12-1-21 RZ. This area is already overcrowded. No real organized, thoughtful planning has taken place in Hardin Valley as can be clearly seen driving in the area. The roads cannot handle the traffic now and more housing adds more traffic. The schools are overcrowded. There are no parks and no greenways. Please establish a moratorium on building until a real plan for development is done.

---

**Lauren** (37932), December 8, 2021 at 2:02 PM

I am opposed to this development. Even at the recommended 2 dwellings per acre it would have a negative impact on local infrastructure. Couch Mill is a narrow country road that already sees more traffic than it was designed for. The new improvements to the Hardin Valley/Pellissippi interchange have not improved traffic flow on eastbound Hardin Valley Road. Additionally, it should be assumed that families with school-age children are the most likely buyers in any new development in Hardin Valley. The schools are already exceeding capacity or expected to within the next 2 years in the case of HVMS. There simply are not enough classrooms to support the current growth rate. Infrastructure must be the priority before more developments can be approved!

---

**Kevin** (37918), December 8, 2021 at 1:04 PM

For this item, a Use on Review / Concept Plan has been filed for the January 2020 Planning Commission Meeting (1-D-22-UR / 1-SA-22-C). I requested a copy of the plan filed, which has a note that it has not been reviewed or finalized.

It depicts 393 total lots for the Couch Mill property. Under Rural Residential Land Use Classification, for Planned Residential zones are allowed if "dwellings are clustered in one portion of the subdivision". The Sector Plan does not have criteria stated for what that requires. You will have to determine if this meets a threshold of dwellings clustered in one portion of the subdivision. We encourage you to lean on Planning staff for their expert opinions.

The submitted site plan is relevant because this shows the intent and impact of the rezoning density on the concept plan. A relevant question for you is: If it is zoned at 3 du/ac, can an applicant actually construct a design that clusters dwelling on one portion of the subdivision? Or does authorizing 3 du/ac create a situation where an

applicant is incentivized to over-develop a property which is in conflict with the Sector Plan?

[View Attachment](#)

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**Dick** (37932), December 8, 2021 at 11:14 AM

As a resident of Marietta Church Road for the last 29 years, I request that the Knox County Planning Commission NOT APPROVE this case as submitted. I believe that the Planning Commission should comply with recommendations in the 2016 Northwest Sector Plan for developments in the Hardin Valley area until any future revision of that plan is approved. The attached file lists some of those recommendations. The large size of this parcel will add greatly to road traffic and school congestion even at 2 du per acre. I suggest no more than 1 du per acre for this case and road improvements per the 2019 Mobility Plan to be in place before approval.

[View Attachment](#)

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**Shannon** (37932), December 8, 2021 at 8:58 AM

am Dr. Shannon Sorah and I will be working tomorrow during the meeting but would like to comment about the proposed subdivision on Couch Mill Rd, at the corner of Sam Lee. It breaks my heart to see so any farms being bulldozed to put houses there. We have lived in Hardin Valley for 14 years and have seen all of the growth. The school system and the roads are NOT capable of handling the increase in population. Adding another 500 home neighborhood is going to make traffic and the schools a nightmare. I would think that thoughtful and careful, step by step planning would be more in order. I don't like the "let's just keep building and figure it out later" idea. There needs to be thought out into this and I am 100% against another neighborhood especially this one. Thank you for your consideration. I beg you to please reconsider

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**Kim** (37932), December 8, 2021 at 8:05 AM

Please uphold the zoning and land use classification in the 2016 Northwest Sector Plan.

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**Mike** (37932), December 8, 2021 at 6:23 AM

Please stop the madness. For over 30 years I've lived in beautiful Hardin Valley and watched as the unrestrained growth of subdivisions and apartment complexes has steadily degraded our quality of life. Results include schools now filled well past capacity and traffic congestion reminiscent of Northern Virginia. Yet the main ones to benefit from this blatant avarice do not even live here. Kindly have the good sense, therefore, to put a halt to new construction permits unless and until supporting infrastructure can be put in place. And for reasons stated convincingly by many others here, please don't allow this Couch Mill rezoning request to proceed under any circumstances.

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**Lisa** (37924), December 7, 2021 at 9:25 PM

Please deny this rezoning request. The development in Hardin Valley has dramatically outpaced the infrastructure needed to support it. Please uphold the sector plan and look at the cumulative effect of what you are doing instead of approving these subdivisions based on the individual parcels. This is negatively impacting taxpayers, schools, roads, the environment and Knoxville citizen's quality of life. We cannot continue down this path without permanent detrimental effects, and I hope you will have a thoughtful conversation about how to fix this problem before it is too late. There have been a lot of promises made about infrastructure improvements but there is no plan as to how to finance them. There should be a moratorium on further rezonings until this problem can be adequately addressed.

**Kevin** (37918), December 7, 2021 at 7:58 PM

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There is a lot of Hardin Valley development activity on the December 2021 Planning Commission agenda. In front of Planning Commission this week are 3 rezonings and 3 residential development plans that have significant impact. These, plus the cumulative rezonings over the past several years, have residents looking at the cumulative impact. With all the growth pressures and infrastructure investment needed, KCPA and HVPA asks that Knoxville-Knox Planning Commission and Knox County Commission:

- Uphold the existing Sector Plans by applying the plans and guidelines to land use decisions, without assuming that what the updated General Plan will have until it is agreed to and adopted.
- Deliberate about if a request should be approved based on the big picture of the area - what is the availability of public services and utilities in the are, and how the land use decision will impact the characteristics identified as important in the Sector Plan
- Apply the requirements of the zoning ordinance, subdivision regulations to rezonings and Use on Reviews. With Use on Review applications, carefully consider character and adverse impact to neighbors, as impacts are more acutely felt in a more densely populated county.
- Look for opportunities where land use decisions can further projects already identified in sector plans, such as parks, greenways, new schools, or transportation projects

[View Attachment](#)

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**Janice** (37932), December 7, 2021 at 7:05 PM

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Predominant concerns:

- the lack of safety and ease of transportation
- the overpopulation of our schools, which already have to use trailers
- the need for playgrounds and parks
- displacement and endangering of wildlife
- emergency services
- part of what makes this a desirable location are the farmlands and open spaces, but I fear these will also be developed
- allow planning and development to reign by going more slowly with home development but perhaps more quickly with infrastructure and parks/common areas

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**Terry** (37932), December 7, 2021 at 7:03 PM

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My wife and I are adamantly opposed to the proposed 400 unit subdivision on Couch Mill Road. There have been so many new subdivisions added to our once rural community lately that the increased traffic has become a nightmare to navigate. Daily errands or appointment have to be scheduled around when the schools are in or getting out, you can't get anywhere in a timely fashion during those times of the days already. There are new subdivisions all up and down Campbell Station Rd, up and down Hardin Valley to Hickory Creek and continue on down Hickory Creek, and then there is the major developing of several new subdivisions on Sam Lee Rd. The roads are too narrow and not intended for all the added traffic, not to mention all the extra strain on the three school that are already at or over capacity. The land was zoned Agriculture and should stay that way. This was once a beautiful rural area and now is being turned into a disaster area. We don't need any more new subdivision out here!!!!!!Please vote No!!!!!!

**Dave** (37932), December 7, 2021 at 4:33 PM

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There does not seem to be any plan to update the infrastructure. As it stands now, the traffic on this small two lane road is becoming very dangerous, not to mention being destroyed by the dump trucks running up and down Hickory Creek Rd and Hardin Valley road. (Possibly to avoid the scales). How can we continue to build homes without infrastructure? 900 houses x 2 drivers each, adding an additional 1800 drivers a day to this already limited road? My grandchildren's schools are already overcrowded as seen in previous comments - what is to be done with that? Build schools later? That plan never seems to work. Please do not allow any more of these massive, quickly built subdivisions to overrun the area. Think about impact, families, and children before builder revenues. Thank you

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**Lauren** (37932), December 6, 2021 at 9:33 PM

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Please hold off on all rezoning requests that will result in subdivisions at least until the new Solway school is open. These subdivisions are being built start to finish in 6mo or less. The current stats for Hardin Valley Elem have it at almost 150% capacity. It's busting at the seams! Have you ever walked into that building? Before approving even more developments where almost every single house has children in the K-5th age range, please go by the school to see how children are crammed into every nook and cranny currently. We cannot handle any more development right now!

---

**Teresa** (37932), December 6, 2021 at 8:38 PM

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On the west side of Steele Road on SamLee/ Couch Mill are only two existing subdivisions. Chadwick Downs is zoned Agricultural. Forest Mill is zoned Rural Residential with zoning of 1 unit per acre. Everything else on these roads are single dwelling homes. The proposed development is zoned Rural Residential and should have no more than two dwelling units per acre minus any hill top protection analysis results. The intersection of Sam Lee and Steel Road is only a TWO WAY stop...not four as the traffic study says. A property owner does have the right to sell their property. However, the County Commission has an obligation to maintain the trust of its constituents and adhere to the proper zoning. Keep this land Rural Residential with no more than two dwelling units as your staff has recommended.

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**Matt** (37932), December 6, 2021 at 7:39 PM

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Please see attached comments. Thanks.

[View Attachment](#)

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**Glen** (37932), December 6, 2021 at 5:10 PM

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See attached

[View Attachment](#)

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### **Applicant Correspondence**

December 6, 2021 at 3:35 PM

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APPLICANT CORRESPONDENCE

[View Attachment](#)

---

<https://agenda.knoxplanning.org/attachments/20211206153516.pdf>

applicant

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**Christine** (37932), December 6, 2021 at 3:19 PM

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As a resident of Hardin Valley, I request the planning commission NOT approve the rezoning of this property. I strongly oppose this subdivision being built in Harden Valley. There are too many homes currently being built that the community cannot handle. The roads are not built to handle the extra traffic and the schools are over maximum enrollment. If this subdivision is allowed, that will only exasperate the problem. If the overcrowding increases, that will affect the quality of the education that our students receive. If the school district ratings decrease, so will the property values and then the taxes the Knox County will receive. Also, there is currently no community resources of our own in Hardin Valley. We have no parks, community centers, greenways or a library. It shouldn't be allowed for a builder to build these many homes without the infrastructure in place first. It is irresponsible to continue to allow developers to make millions of dollars building neighborhoods and they have no buy in to improving the community. I urge you to vote NO on the proposal. This subdivision would destroy our lovely community and endanger lives with increased traffic on our already small roads. Please OPPOSE this.

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**Christiane** (37932), December 6, 2021 at 1:41 PM

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By putting 400 units on 32 acres, there have to be either apartment buildings or condos among those 400 units. These roads are narrow and without shoulders and the traffic increase would be unacceptable to anybody who lives in this neighborhood and would be negatively effected by this situation.

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**Laura** (37932), December 6, 2021 at 10:42 AM

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I do not feel that a 400 unit subdivision could be supported by the roads currently in place in the area. Traffic is already an issue with many of the roads having considerable back ups several times during the day. Most of the roads leading to Hardin Valley Rd. are just one lane each way and very narrow. Also, there's terrible overcrowding at the Hardin Valley schools. The elementary school has 400 children over capacity already and the high school has over 300. Portables have been added to the elementary school and more have been ordered. It is also dangerous for the children standing at a lot of the bus stops off of these narrow winding roads in the early morning hours. I feel more homes and traffic would worsen all of these problems. It is estimated that the number of cars would more than triple on Couch Mill and Sam Lee roads. This would result in exceeding the Knox County intersection standard. Not to mention the environmental impact and the problems with construction vehicles as a subdivision could take 7 to 8 years to complete. Please reconsider this rezoning request!

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**Dennis** (37932), December 5, 2021 at 11:18 PM

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As a resident near Couch Mill Road, I am deeply concerned about a 400 unit subdivision being proposed on 132 acres off of Couch Mill Road near Hardin Valley Road. The land is currently zoned as agricultural. Constructing 400 houses on approximately 100 acres of the current farmland would be very detrimental to our rural community. There are too many subdivisions being erected in Hardin Valley as it is. Couch Mill Road and Steele Road are simply way too narrow to accommodate this exponential increase in traffic if this subdivision were to be constructed. The roads are too narrow even with the flow of traffic we already have. This also will greatly increase the strain on our local schools Hardin Valley Elementary, Middle and Academy which are already overflowing with the existing population they serve. The subdivision would result in exceeding the Knox County intersection standard which is currently 3000. As a resident of the community this proposed subdivision would negatively impact, I urge you to vote NO on the proposal. This subdivision would destroy our lovely rural community and endanger lives with increased traffic on our already small roads. Please OPPOSE this.

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**Susan** (37932), December 5, 2021 at 10:47 PM

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I strongly oppose any further subdivisions being developed in the Harden Valley area. There are far too many homes currently being built that we already cannot handle the traffic on our roads, the students in our schools, and not to mention that we have no community resources of our own in Hardin Valley. We have no parks, community centers, greenways, no post office or library... However you continue to add thousands of people to this small community without providing any real community resources for us to use. It is irresponsible to continue to allow developers to make millions of dollars building neighborhoods and yet we have nothing being invested back into making this a nice area to live in. Instead we deal with horrendous traffic, terrible wrecks on our roads every single day, schools that are much too overcrowded already, and not even any green space to use. As a planning commission is supposed to do, please plan an actual community for our area, not just homes and subdivisions.

---

**Tracy** (37932), December 5, 2021 at 10:20 PM

Hardin Valley roads are already overcrowded and unsafe. The Hardin Valley community cannot handle the increase in traffic that will come from this subdivision. Here is a list of traffic issues that we have seen or experience on a regular basis:

- \* Cars traveling at a high rate of speed on Sam Lee Road, Steele Road and Hardin Valley Road. Our son was killed by one of these speeders on Steele Road.
- \* Cars going on the wrong side of the road to pass other cars that are driving at the posted speed limit.
- \* Traffic is horrible in the morning, at school dismissal time and in the evening when coming home from work. Traffic is backed up from the schools to Pellissippi.
- \* Cars drive down the center of Hardin Valley Road to avoid waiting in the traffic.
- \* The traffic is still heavy at Hardin Valley Road and Pellissippi, even with the improvements.
- \* Schools are overcrowded as well.

Please do not allow this subdivision, or any other subdivision, to be built in Hardin Valley. The community is at max capacity. Our peaceful, rural area is being destroyed by all of these new homes.

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**Jeff** (37932), December 5, 2021 at 9:00 PM

DENY the rezoning to PR (Planned Residential), consistent with the denial recommendation for the associated sector plan amendment. The applicant has reasonable use of the property under Agricultural zoning. The Agricultural zone allows residential development on 1-acre minimum lot sizes, consistent with surrounding development. Approval of PR zoning for this site would allow incompatible lot sizes compared to surrounding parcels. It would constitute a spot rezoning, giving this property development rights that no one in the immediate area would be afforded.

Michael Brusseau of the planning staff made these recommendations on a nearby piece of land. Reference 5-D-18-RZ & 5-A-18-AP. Also, improvements were needed in this reference about the surrounding roads that still need to be addressed for safety. Limited visibility of the entrance and exits would be a concern.

The developer should construct this property as one acre lots to reduce the negative impact on the infrastructure and the safety of the new and existing Hardin Valley residence. I am disappointed that the developer could have been more forthcoming with the plans for this property by reaching out to the community they want to be a part.

A meeting would have allowed them to share and gather insight. Intentions became clear to the neighbors with the late posting of the required signage for a rezoning. These signs went up less than one week before the meeting.

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**Valerie** (37932), December 5, 2021 at 8:15 PM

Please see attached letter.

[View Attachment](#)

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**Tony** (37932), December 4, 2021 at 1:27 PM

There are 3 reasons why this property should not be rezoned to residential. First, traffic has already made living in Hardin Valley a nightmare and with over 10 subdivisions currently being developed without houses even beginning to be built on them, the traffic is not even as bad as it will be once these subdivisions are finished. Second, our schools are already overcrowded. We pay taxes for our kids to get a good education and with schools over capacity, that makes it very difficult. In addition, the pandemic and overcrowding isn't smart. Third, your responsibility as the commission that looks at rezoning is to the people that you serve and the residents already living in Hardin Valley. Your decision affects things like traffic accidents, overcrowding in schools, stress on families and the inadequate infrastructure in Hardin Valley. Please seriously consider stopping this development at this time.

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**Kristi** (37932), December 4, 2021 at 12:56 PM

We built our house in Hardin Valley 17 years ago. We have watched a high school be built, Food City, a middle school, Lancaster Ridge, etc. Land is being sold and developed at such a rapid pace that our roads and schools cannot keep up. In addition to an inadequate infrastructure, the land and farms that makes Hardin Valley so beautiful and attractive to residents is slowly deteriorating. Please don't continue to destroy the land!

---

**Kristi** (37932), December 4, 2021 at 12:56 PM

We built our house in Hardin Valley 17 years ago. We have watched a high school be built, Food City, a middle school, Lancaster Ridge, etc. Land is being sold and developed at such a rapid pace that our roads and schools cannot keep up. In addition to an inadequate infrastructure, the land and farms that makes Hardin Valley so beautiful and attractive to residents is slowly deteriorating. Please don't continue to destroy the land!

---

**Sascha** (37932), December 3, 2021 at 4:21 PM

I am a resident of Couch Mill Road and I oppose this development. Couch Mill Road is a very quiet road, and residents such as myself and my family enjoy the peace of this area. This subdivision would completely disrupt our way of life and it is completely unfair to the current residents. This road is also not capable of handling 400 new homes crammed onto this lot. Hardin Valley does not need anymore subdivisions--The traffic and overcrowding are already bad enough. I am also an alumna of Hardin Valley (I went to HVES and then HVA; the middle school was not built when I was a student). I can attest that these schools are extremely overcrowded as it is. When I was in high school, students had to take 7 AM classes and dual enrollment courses at Pellissippi in order for the school to accommodate all of us. At the elementary school, trailers had to be added to create more classrooms. The music room that I used to use no longer exists because it had to be converted into another classroom. This school system is already very overcrowded and it does not have the infrastructure to handle 400 more family homes. Please do not build this development, for the sake of current families, residents, and the greater Hardin Valley community.

---

**Cheryl** (37932), December 3, 2021 at 4:05 PM

As a resident of Hardin Valley I request the planning commission to NOT approve another subdivision for our area. It is simply not needed. Hardin Valley does not have the infrastructure to handle anymore . Just last week there were three accidents in less than 1/4 of a mile on Hardin Valley Road during rush hour. It was so bad that the ambulance drivers could not reach people in need. Daily it takes almost 30 minutes to an hour to travel less than 5 miles. I can't imagine the strain on the schools, utilities and emergency services .

---

**Stachia** (37931), December 3, 2021 at 2:35 PM

We simply can not afford to keep growing at this rate. The infrastructure in Hardin Valley can not accommodate this many people. Our schools are WAY overcrowded, traffic is getting worse and Hardin Valley past Solway Road is 2 lanes. Growth is important but it needs to be done responsibly. Kids have to walk to school if within 1 1/2 miles with sidewalks on the main road and few crossing areas. We have no parks in the immediate Hardin Valley area, no greenways and too much traffic. Please stop approving these massive developments so irresponsibly.

---

**Tina** (37932), December 3, 2021 at 1:52 PM

As of December 3, 2021, there have been no public notice Use on Review signs posted on Couch Mill Road at the proposed site of the subdivision. Even though the planning commission has attempted to confuse the public by posting on the postcards we received that the site of the subdivision is 11636 Hardin Valley Road, there were no signs at this (incorrect) site either. I live on Couch Mill Road and drive past this site at least twice a day, and at no time has there been Use on Review signs located at the site where the subdivision would be located.

I OPPOSE THIS SUBDIVISION!!! THERE ARE ENOUGH SUBDIVISIONS IN HARDIN VALLEY-JUST DRIVE DOWN HARDIN VALLEY ROAD AND YOU WILL SEE 1000S OF HOUSES BEING BUILT. THE ROADS DO NOT SUPPORT THIS AMOUNT OF TRAFFIC. THE SCHOOLS ARE ALREADY OVERCROWDED AND WILL NOT SUPPORT 1000S MORE STUDENTS!!!

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**Susan** (37932), December 2, 2021 at 3:39 PM

I am writing to fervently request any proposed subdivision development on Couch Mill Rd be denied. Couch Mill and Sam Lee Roads are barely wide enough for cars to pass and have no shoulder. Current traffic on these roads is heavier than they are built to handle. An additional 300+ homes will only exacerbate an already difficult traffic situation. The intersection of Couch Mill and Sam Lee has limited visibility and is hazardous. Changing the intersection of Steele, Sam Lee, and Swafford Roads to a roundabout or calming circle is not a solution. I find these types of intersections to be a hazard in the county due to the fact that most people are not courteous enough to properly use them or they become congested as well - e.g. Concord Road at Northshore. Current residents' property will have to be taken to make space for said roundabout or slip lane. Will the proposed developer compensate those residents for the loss of their property. Knox County needs to stop approval of this level of development until the developers are required to provide financially for the improvement of roads and schools PRIOR to start of development. Sam Lee Road between Steele and Solway Roads is disastrous due to heavy truck traffic during the building of new subdivisions there. It should not fall to the constituency to pay for the improvements needed for these developers to take their money and run.

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**Applicant Correspondence**

December 2, 2021 at 9:49 AM

Please see attached letter from Benjamin C. Mullin

[View Attachment](#)

<https://agenda.knoxplanning.org/attachments/20211202094931.pdf>

## Applicant

**Susan** (37932), December 1, 2021 at 8:42 PM

This property and all the surrounding property are designated as one acre lots. The developer should develop the property as one acre lots in accordance with their neighbors. Couch Mill Road and Sam Lee Road are not designed for the traffic this proposed subdivision would bring as well as other potential subdivisions that will be built eventually along Couch Mill Road. Knox County should require this developer and all developers to set aside enough land to widen narrow two lane roads in the future before the land is developed. Visibility is poor in both directions trying to turn left off the dead end section of Couch Mill Road onto Sam Lee Road. Increased traffic will make that intersection more dangerous. If this property is developed, please require the developer to do something to improve that intersection. Hardin Valley schools are already overcrowded, and numerous houses are under construction currently. How does Knox County plan to address the overcrowding of schools? Lastly, will Knox County please set aside some land for parks and wildlife areas in Hardin Valley?

**Shaun** (37932), November 30, 2021 at 10:09 PM

I am speaking up due to our own residential property being affected by this proposal of widening the road to accommodate the influx of traffic. The traffic at the intersection of Steele Road, Sam Lee and Couch Mill is burdened as it is and by adding more residential housing this will cripple the already burdened flow of traffic. The dangers of driving this road have become apparent and I am fearful for the students walking home each and everyday. In the last few months we have had our fence ran over, our mailboxes plowed through and drunk drivers disrupt our commute all in middle of the day!! My own teenage boys drive these roads each and everyday and the already burdened roads make me nervous each time they set out. The proposed roundabout will require the acquisition of a portion of our property which I am opposed to. The issue of "spot zoning" is an insult to immediate and adjacent rural residential and even agricultural land is defaming the heart of the valley. I am a teacher at the middle school, and I know first hand the burden of increasing the class size and even seeing how the lack of space of elementary classrooms is lessening the effectiveness of student to teacher ratios. This is a multifaceted issue that is having a detrimental effects on our community. Please stop and consider negative effects on our infrastructure, schools, utilities and personal residential properties

**Debbye** (37932), November 30, 2021 at 7:22 PM

I strongly oppose the approve of yet another residential development. Hardin Valley cannot take any more growth until the roads and schools are evaluated. Hardin Valley schools are not that old and yet they are already bursting with too many children. If you want this community to thrive it must stop and consider it as a whole. The addition of the new elementary schools in Karns isn't even going to make a significant impact and the overflow. If builders want to spend money maybe they should invest in schools and road expansion.

**Jenna** (37932), November 30, 2021 at 6:07 PM

I am writing to vehemently oppose the proposed development on Couch Mill Rd. As an owner of property adjacent to the property being discussed it greatly troubles me to think that the land would be turned into a large-scale subdivision. I ask that the council strongly consider the following points:

FULL COMMENTS UPLOADED AS PDF

[View Attachment](#)

**Wayne** (N/A), November 30, 2021 at 3:50 PM

I wanted to reach out to you concerning MPC File # 12-I-21-RZ, the proposed rezoning of the Brown Family farm (Hardin Valley Farm LLC) that is situated along S. Couch Mill Road and Hardin Valley Road just west of Steele Road. West Knox Utility District (WKUD) has been in preliminary discussions with and had a meeting with Chris Ooten of Safe Harbor Development and with his design engineer David Harbin, P.E. We discussed conceptual design matters and whether or not WKUD has the water and sanitary sewer capacity for the development, as well as conceptually how it might be served with water and sanitary sewer. If rezoned, we will be working with them further as they get into detailed design. WKUD does have the capacity to serve this development with regard to water and sanitary sewer service. There will be some localized upgrades and modifications required to the sanitary sewer system by the developer, but WKUD does have the capacity to serve this development once these modifications are made. As with any development, we will work out those details with the developer and the design engineer during the detailed design phase, but with regard to WKUD's facilities there is nothing from a water or sanitary sewer perspective that would prohibit WKUD from providing water and sanitary sewer service to this development.

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**Michael** (37932), November 30, 2021 at 2:28 PM

What would be the impact on emergency response times for fire and police? With the added traffic and current staffing, would response times and availability be acceptable to existing and new residents?

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**Susie** (37932), November 30, 2021 at 10:59 AM

I know I'm wasting my time but when are you going to stop the destruction taking place in Hardin valley. Please take the time to drive through pellissippi and Hardin valley at 5:00 pm and see what it's like. The construction that is going on there is the worse design in history. As everyone stated previously if you had put a ramp in the soccer field as a entrance to pellissippi parkway to loop around you would have made a huge difference in traffic flow. But now you want to keep adding development to a part of the country that nobody wants to be a city. The schools are overcrowded. Stop the destruction of our country and think of the wildlife instead of the dollar.

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**Tina** (37932), November 30, 2021 at 9:41 AM

I am writing to oppose the proposed subdivision located on Couch Mill Road in Hardin Valley. I have lived in Hardin Valley 30 years and own 10 acres. This was once a picturesque area but has been ruined by developers. It is rumored that the Planning Commission is paid off by developers, and the numerous subdivisions in Hardin Valley attest to this. The traffic is horrendous, the schools are verging on overcrowded, the infrastructure is insufficient and yet, you keep approving more and more subdivisions. I cannot even cross the street to get the mail out of my mailbox. Couch Mill Road is insufficient to support the traffic from 400 units. You think a roundabout is going to solve the problem?!?! I challenge you to drive from my house to Pellissippi Parkway during the morning or reverse the route during the afternoon. This area does not need any more subdivisions with 3-4 houses per acre. Please stop approving every subdivision that crosses your table especially this one, Hardin Valley does not need any more subdivisions. The infrastructure will not support this magnitude of a project. The schools cannot support 500+ more students, not to mention the 100s of students from the subdivisions being built on Sam Lee Road. STOP THIS MADNESS-NO MORE SUBDIVISIONS IN HARDIN VALLEY!!!!

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**Darla** November 29, 2021 at 5:26 AM

I am writing in opposition to the development request made by Safe Harbor Residential, file # 12-I-21-RZ. This request is for more residential construction in Hardin Valley. Hardin Valley has become over-built in recent years. Houses being built are very large and alike. The roads are being destroyed by heavy trucks and equipment. The beautiful scenery has been destroyed. Developers have not made any replacements for the trees they destroy to built. Wild life are losing their homes. The schools are over crowed. The bus drivers can't keep up. These roads are not made for this volume of traffic. We now have a trash problem along the sides of the older roads. If

development is the only option being considered, a handicap accessible park should be considered. The hundreds of families new to the area would have a beautiful park, with tree and flowers and birds, those with mobility issues would have a safe place to enjoy the outdoors. I encourage you deny the request to make this housing development.

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**Joanna** (37932), November 26, 2021 at 4:53 PM

Are you out of your minds? I know that greed rules the day, but you have got to be kidding about this. 390 houses on this little strip of road? 390 houses plus at least that many more cars in Hardin Valley? How many more kids can you cram into the schools? We've taken our kids out of HV schools because of severe overcrowding. Obviously you don't live in this part of town. It is horrific on a good day. Just stop. Also, I live on Couch Mill Rd and will be impacted severely by this. You all should be ashamed for even allowing this subdivision to make it to this stage. Get your heads out of your butts and see what this uncontrolled destruction of Hardin Valley is doing to this area.

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**Jason** (37932), November 19, 2021 at 8:52 PM

I am working to express my concern with the proposed rezoning of this parcel to 3 dwellings per acre. As a resident of the area surrounding this land, I can recognize that the existing infrastructure in this area cannot support a development of this density without significant improvement prior to any additional housing being built. The available access on Couch Mill Road should be significantly worked to support the additional traffic from this proposed development. Alternatively, the density of this rezoning could be reduced to 1 dwelling per acre which would strain but not break the current infrastructure. Please consider sustainable development principles when considering the rezoning of this land.

The Planning Commission met in regular session on December 9, 2021 at 1:30 p.m. in the Main Assembly Room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	A Ms. Tamara Boyer	Mr. Louis Browning
Mr. Richard Graf	Mr. Logan Higgins	Mr. Tim Hill
Ms. Amy Midis	Mr. Jim Nichols	Mr. Chris Ooten
Ms. Marité Pérez	Mr. Patrick Phillips, Chair	Mr. Jeff Roth
Mr. Nathaniel Shelso	Mr. Eddie Smith	Mr. Scott Smith, Vice-Chair

\* Arrived late to the meeting, \*\* Left early in the meeting, A – Absent from the meeting

### 16. SAFE HARBOR RESIDENTIAL

12-I-21-RZ

11636 Hardin Valley Road / Parcel ID 117 8 (part of), Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

Commissioner Ooten recused himself.

Commission allowed up to 10 minutes to both the applicant and opposition upon request. They then added 1.5 minutes each to the remaining 5 speakers which was also afforded to the applicant.

#### 1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 2 du/ac because it is consistent with Northwest County Sector Plan and the Growth Policy Plan.

#### 2. MOTION (ROTH) AND SECOND (PEREZ) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**



# Planning

KNOXVILLE | KNOX COUNTY

# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Applicant Name: Safe Harbor Residential Affiliation: Option Holder

Date Filed: 10/25/21 Meeting Date (if applicable): 12/19/21

File Number(s): 12-I-21-RZ

### CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Name: David Harbin Company: Batson & Himes

Address: 4334 Papermill Dr City: Knoxville State: TN ZIP: 37909

Phone: 588-6472 Email: harbin@john-p.com

### CURRENT PROPERTY INFO

Owner Name (if different): Hardin Valley Farms, LLC Owner Address: 10226 Kingston Pike Owner Phone: Knoxville, TN 37922

Property Address: 11636 Hardin Valley Road Parcel ID: 117-Parcel 18 (Portion - see Map)

Sewer Provider: WKUD Water Provider: WKUD Septic (Y/N): N

### STAFF USE ONLY

General Location: The property is located on the South Side of Couch Mill Rd. east of E Galaher Ferry Rd Tract Size: 131.7 acres

City  County District: 6 Zoning District: A Existing Land Use: Agriculture/Forestry/vacant

Planning Sector: Northwest County Sector Plan Land Use Classification: RR & HP Growth Policy Plan Designation: Rural Area

### DEVELOPMENT REQUEST

Development Plan     Use on Review / Special Use     Hillside Protection COA  
 Residential     Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

### SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_  Combine Parcels     Divide Parcel

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number

Total Number of Lots Created

### ZONING REQUEST

Zoning Change    P-R Proposed Zoning

Plan Amendment Change

3 Proposed Plan Designation(s)

Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

Pending Plat File Number

### STAFF USE ONLY

#### PLAT TYPE

Staff Review     Planning Commission

#### ATTACHMENTS

Property Owners / Option Holders     Variance Request

#### ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat)  
 Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Fee 2	Fee 3	Total
	325	\$5,000	\$5,000

### AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

David Harbin  
Applicant Signature

David Harbin  
Please Print

10/25/21  
Date

588-6472  
Phone Number

harbin@bhn-p.com  
Email

Levan King  
Staff Signature

Levan King Cranston  
Please Print

Oct 25 2021  
Date

**DEVELOPMENT REQUEST**

Development Plan     Use on Review / Special Use     Hillside Protection COA  
 Residential     Non-Residential  
 Home Occupation (specify) \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Combine Parcels     Divide Parcel  
 Unit / Phase Number \_\_\_\_\_ Total Number of Lots Created \_\_\_\_\_  
 Other (specify) \_\_\_\_\_  
 Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number

**ZONING REQUEST**

Zoning Change P-R  
 Proposed Zoning \_\_\_\_\_  
 Plan Amendment Change  
 Proposed Plan Designation(s) 3  
 Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

Pending Plat File Number

**STAFF USE ONLY**

**PLAT TYPE**

- Staff Review     Planning Commission

**ATTACHMENTS**

- Property Owners / Option Holders     Variance Request

**ADDITIONAL REQUIREMENTS**

- Design Plan Certification (Final Plat)  
 Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1		Total
Fee 2	325    \$5,000	\$5,000
Fee 3		

**AUTHORIZATION**

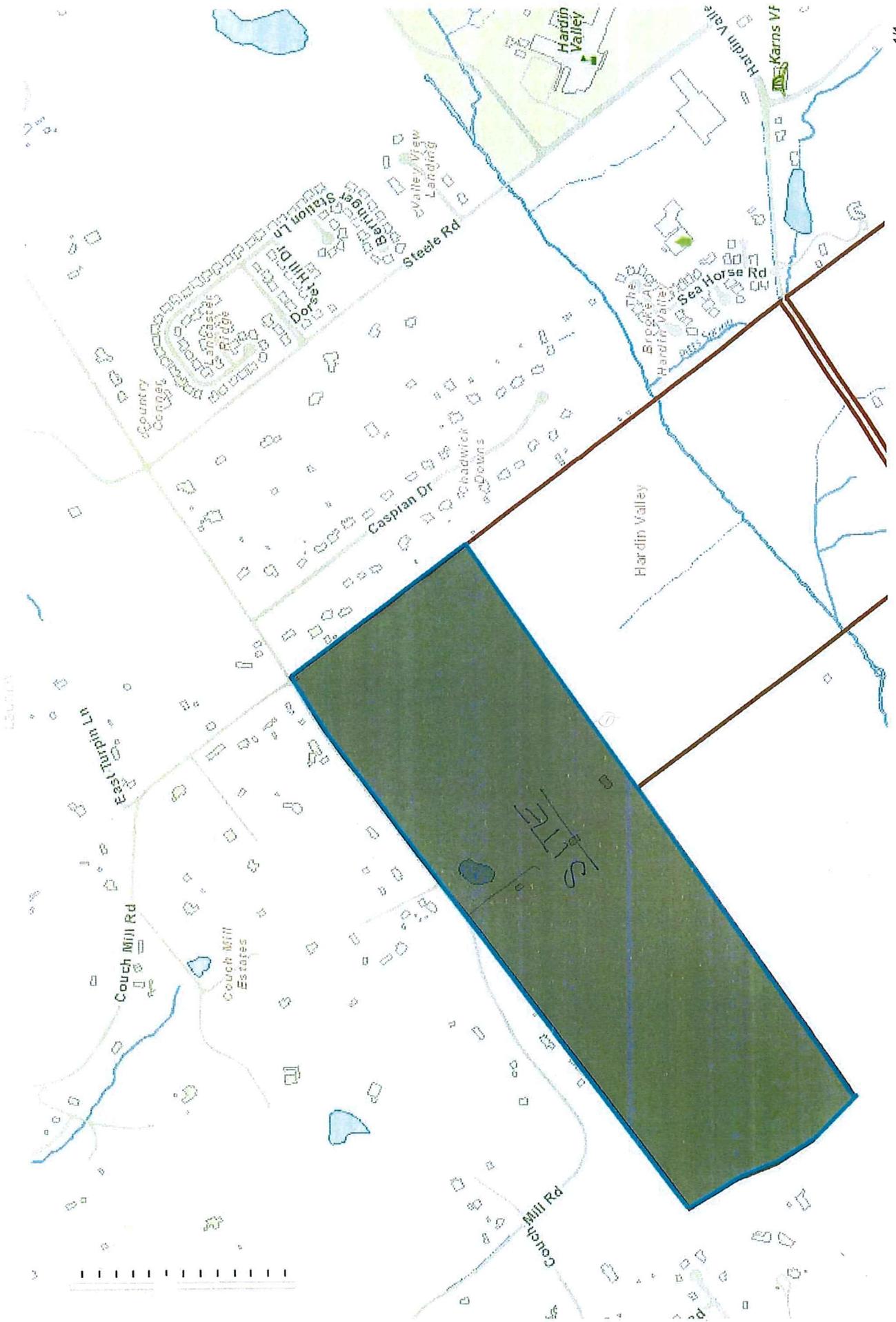
By signing below, I certify I am the property owner, applicant or the owners authorized representative.

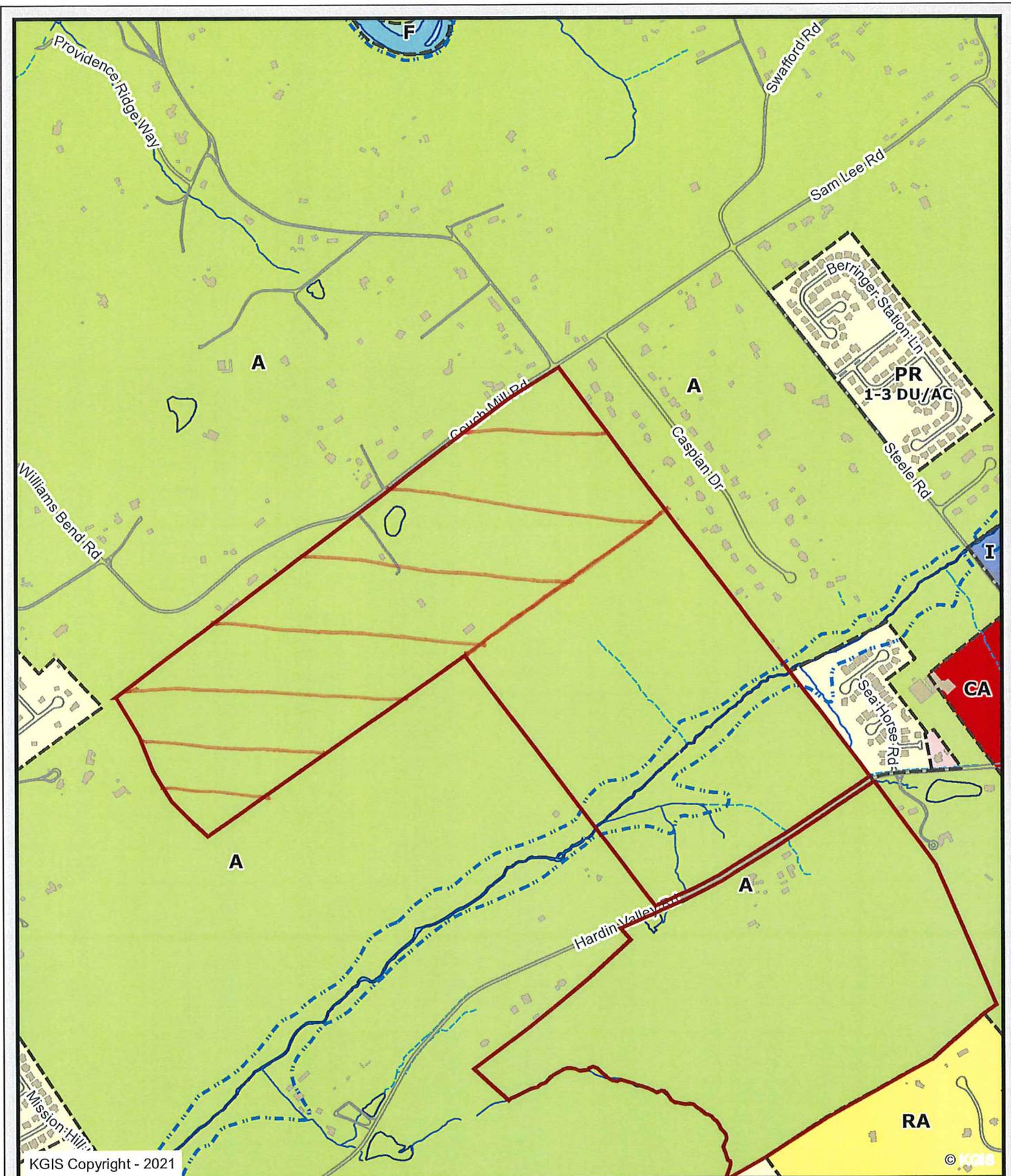
David Harbor  
 Applicant Signature    Please Print    Date 10/25/21

588-6472  
 Phone Number    Email harbor@bhn-p.com

Levan King Craunston  
 Staff Signature    Please Print    Date Oct 25 2021

Search By:  Address  Parcel  Owner  P   
Enter Address:





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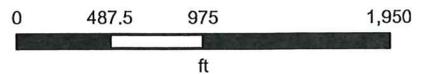
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## Zoning Map

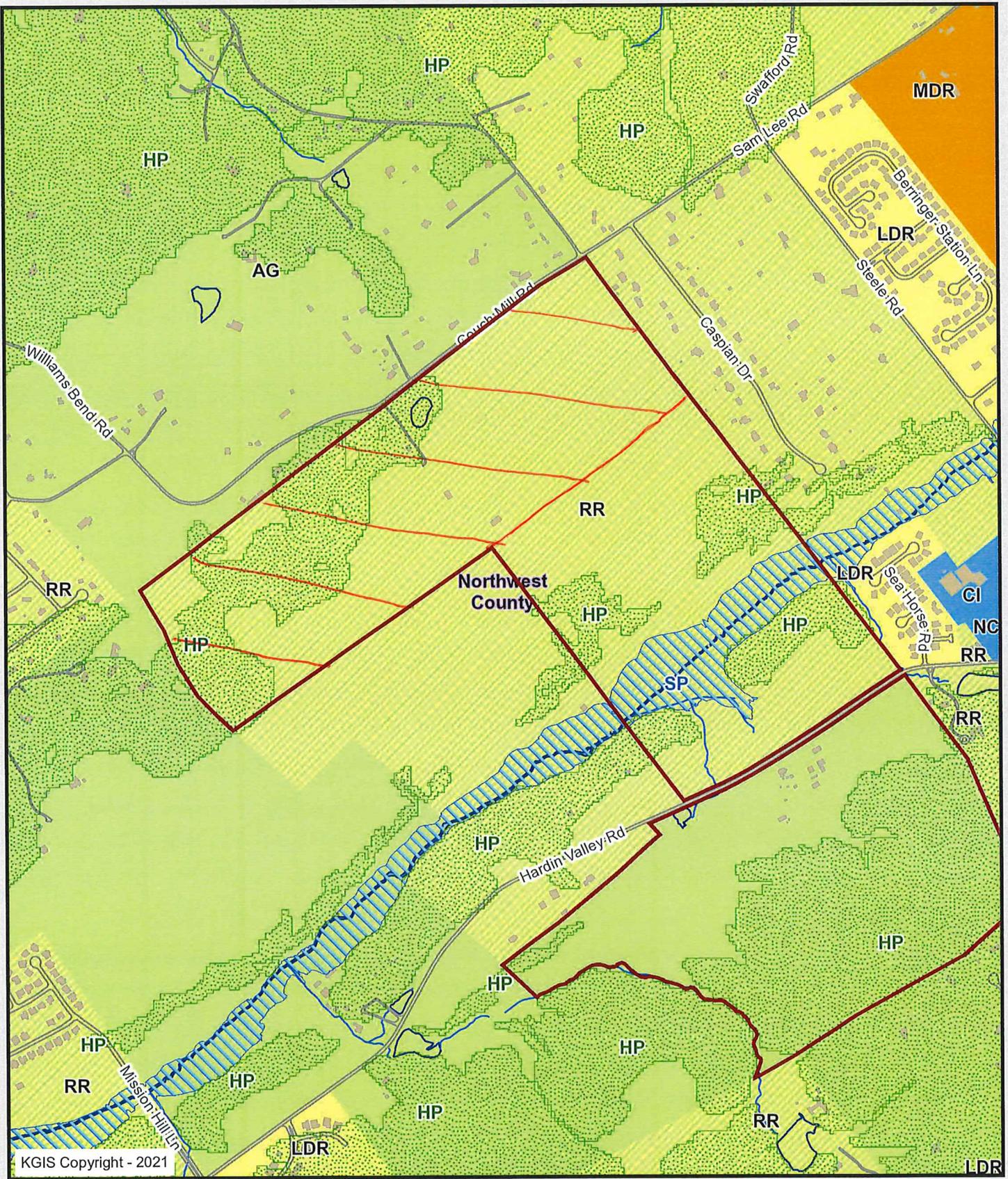
Knoxville - Knox County - KUB Geographic Information System



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11636 Hardin Valley Rd.



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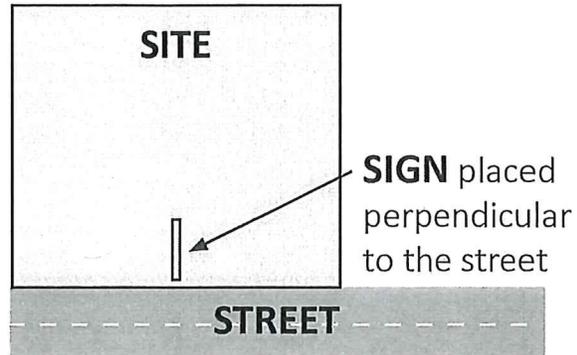
0 487.5 975 1,950



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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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

Nov. 24, 2021 (applicant or staff to post sign) and Dec 10, 2021 (applicant to remove sign)

Applicant Name: Safe Harbor Residential

Date: 10/25/2021

File Number: 12-T-21-RZ

Sign posted by Staff  
 Sign posted by Applicant



**PUBLIC NOTICE**

The following items will be considered by the Knox County Board of Commissioners on Monday, January 24, 2022 at 7:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit the Knoxville-Knox County Planning website at [KnoxPlanning.org/agenda](http://KnoxPlanning.org/agenda). Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952 and we will be glad to work with you in obliging any reasonable request.

**STREET NAME CHANGE**

12-A-21-SNC - ROY TRENTON PRIMM - Request to change the street name of a portion of Venice Rd. between Laurel Hill Rd. and Sanders Rd. to Summer Bird Dr. Planning Commission Recommendation: Approve name change.

**PLAN AMENDMENTS / REZONINGS**

11-E-21-RZ - VINIT SHARMA - 2106 Schaeffer Rd. Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) and TO (Technology Overlay) zoning up to 3 du/ac.

11-B-21-SP and 11-F-21-RZ - THUNDER MOUNTAIN PROPERTIES, LLC (REVISED) - 8802 Sevierville Pk. & 0 Dry Hollow Rd. - Proposed sector plan amendment, proposed rezoning. Planning Commission Action: Approve South County Sector Plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) for approximately 64 acres of parcel 138 270 and a portion of parcel 138 274 on the east side of Sevierville Pike, approve the sector plan amendment to RR (Rural Residential) and HP (Hillside Protection) for approximately 95 acres of a portion of parcel 138 274; Approve rezoning to PR (Planned Residential) up to 2.5 du/ac for approximately 64 acres of parcel 138 270 and a portion of parcel 138 274 on the east side of Sevierville Pike, approve rezoning to PR (Planned Residential) up to 1.0 du/ac for approximately 95 acres of a portion of parcel 138 274, subject to one condition.

12-A-21-RZ - ESTATE OF CARSON H. WILKERSON - 0 E. Emory Rd. Located south side of E. Emory Rd., southwest of Taggart Ln. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to CB (Business and Manufacturing).

12-E-21-RZ - BRUCE DUNCAN - 2309 Maryville Pk. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to T (Transition).

12-F-21-RZ - JASON MCMAHAN - 3911 Gordon Smith Rd. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to RA (Low Density Residential).

12-I-21-RZ - SAFE HARBOR RESIDENTIAL - 11636 Hardin Valley Rd. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to PR (Planned Residential) up to 2 du/ac.

12-J-21-RZ - MARY GOODEN - 2412 Smithland Ln. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to RA (Low Density Residential).

12-B-21-SP AND 12-K-21-RZ - BALL HOMES, LLC - 2205 West Gallaher Ferry Rd. Proposed sector plan amendment, proposed rezoning. Planning Commission Action: Approve Northwest County Sector Plan amendment to RR (Rural Residential) and HP (Hillside Protection) and rezoning to PR (Planned Residential) up to 3 du/ac.

**This case is scheduled to be heard by County Commission on **January 24, 2022** at 7:00 p.m. in the Main Assembly Room of the City County Building, 400 Main St, Knoxville, TN. **YOU or YOUR** representative must be present. (Will be postponed or withdrawn if not represented.)**