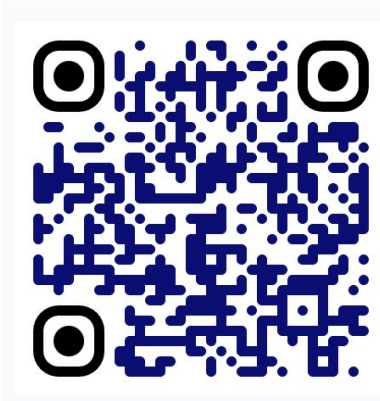
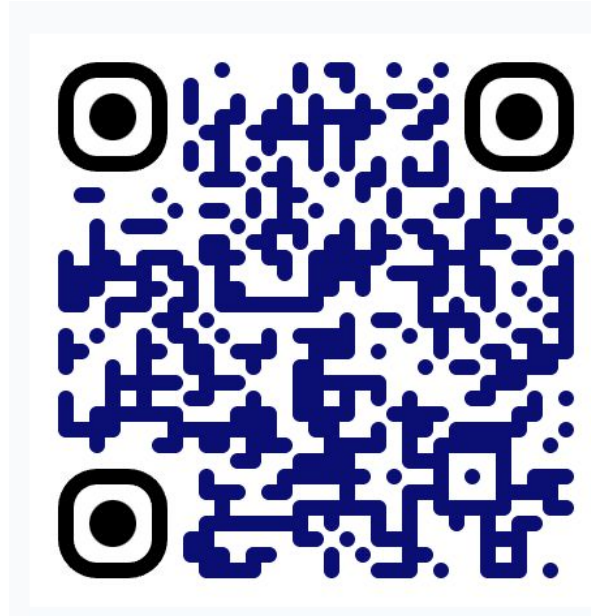


HVPA Community Meeting

Dec 3, 2024



Please Sign In!



The (Refreshed) HVPA Team

Jeff McCormick

Dawn Walsh

Rezoned in Spring 2020

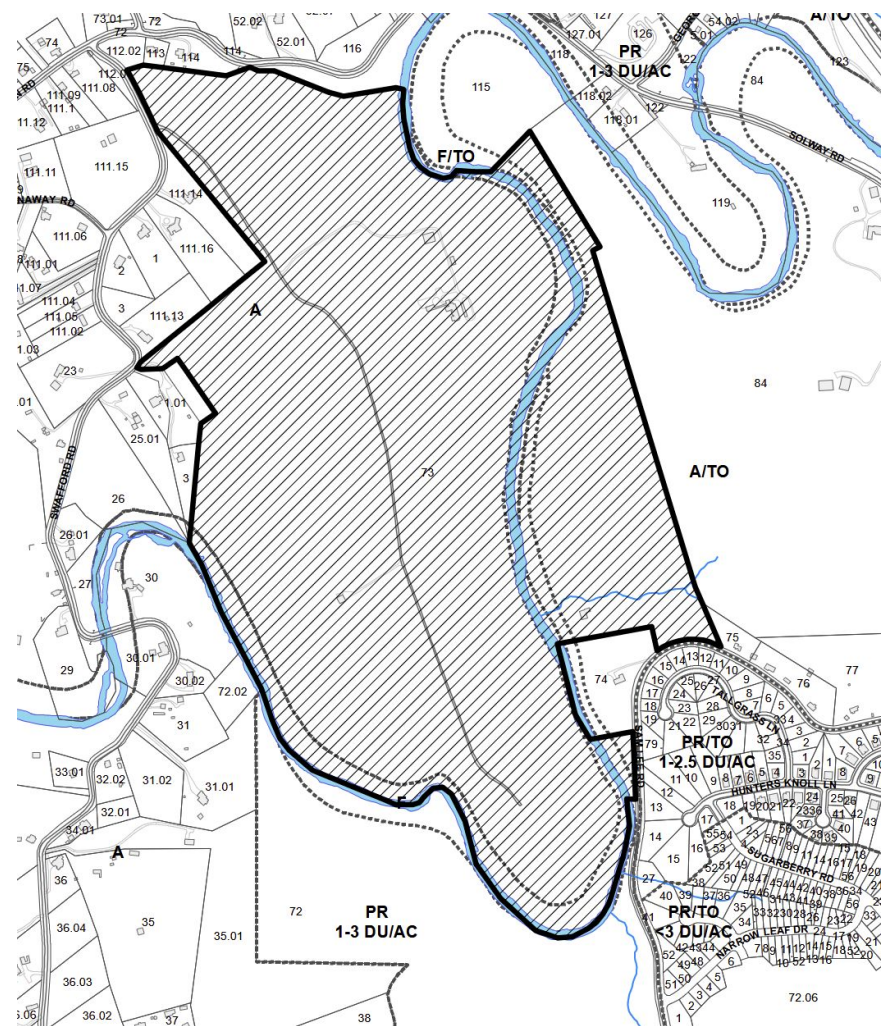
Rezoning approved by County Commission

249 acres @ 3 units per acre:

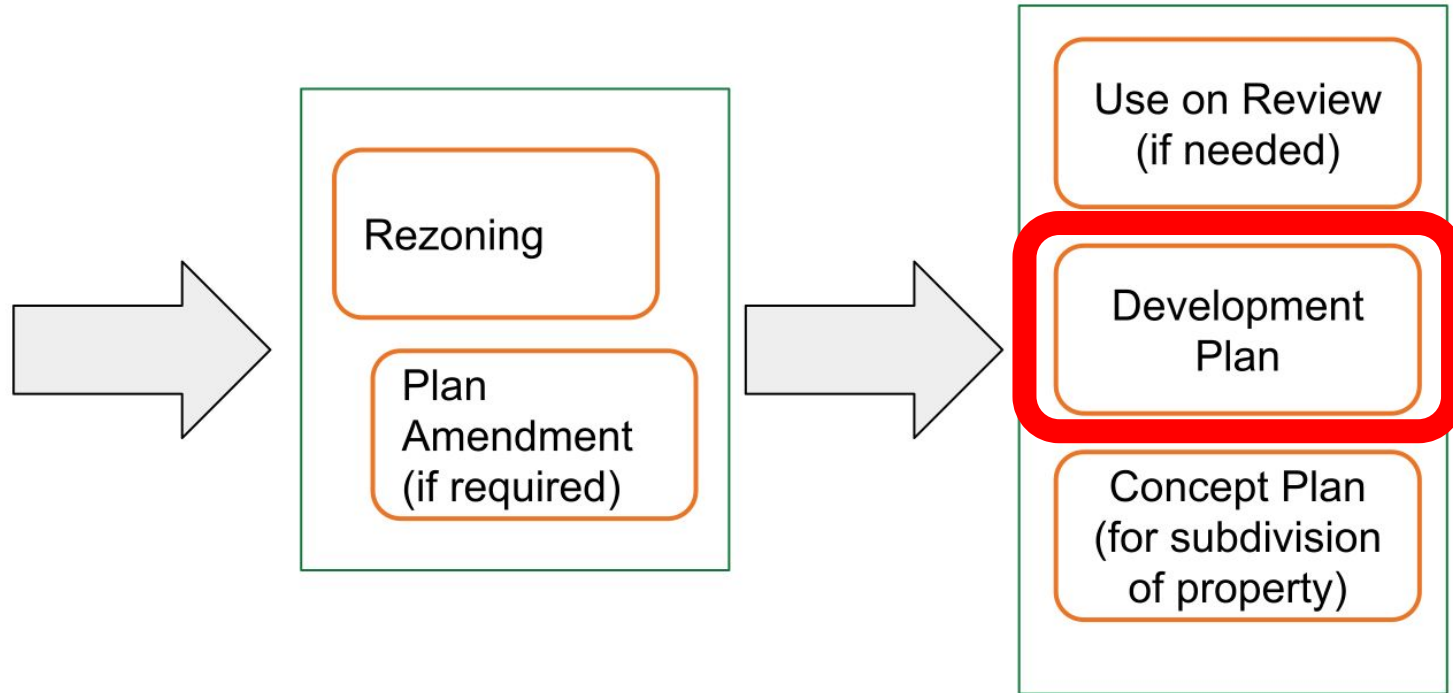
747 total dwelling units may be built across all of the property

Trip estimate for 747 single family units is 6,613 trips per weekday

Access to Swafford Rd on the north, and Sam Lee Rd on the south



Now we are at the Development Plan phase
Development Plans are final at Planning Commission
They do not go to County Commission



Dec 2024 -Development Plan for portion of Rowland Farms

50.5 of 249 acres included in application

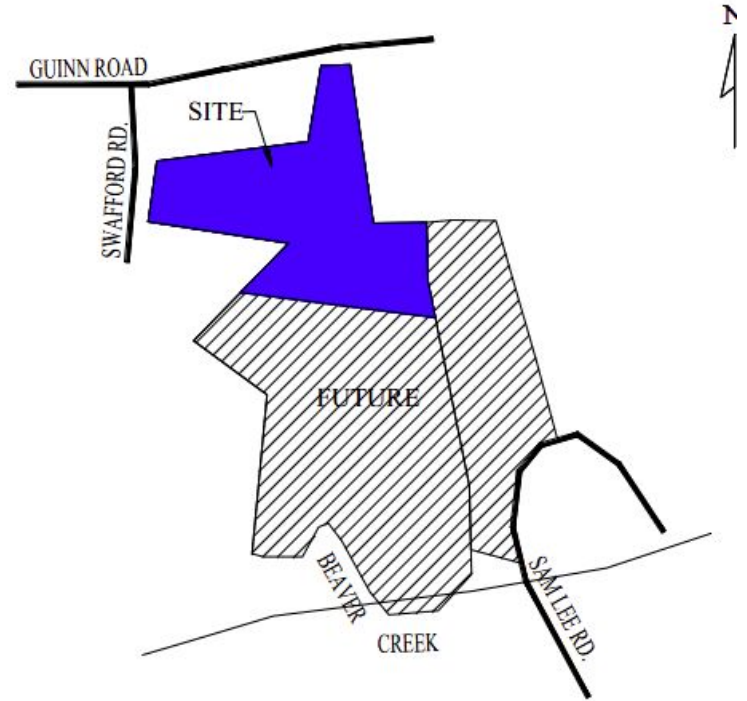
North side of property - access to Swafford Rd

70 single family detached housing units + 2 future tracts (5 acres)

2 common areas, 1 of which is the existing house + barn

Sidewalks on 1 side of the street

727 trips per day



Not to Scale

Other Rezoning and Development Plans on Sam Lee Rd

File	Description	Date	Acres	Density	Total Units	Trips
4-D-20-UR	Hayden Hill, Phase 4. Development plan on north side of Sam Lee, south of Rowland Farm	4/2020	99.45	1.54	154	1,529
5-J-20-RZ	Rowland Farm		248.99	3	747	6,613
1-D-22-UR	Rezoning on Couch Mill west of Steele Rd	3/2022	131.2	2.73	359	3,667
6-L-24-RZ	Rezoning of Boyd Thomas property on Sam Lee	8/2024	49.86	8	399	3,251
8-B-24-DP	Development plan on curve of Sam Lee	8/2024	10.41	2.69	28	313
TOTAL			539.91		1,687	15,373

TOTALS
539.91 acres
1,687 units
15,373 trips per day

Rowland Farm
Rezoned June 2020
Up to 747 units
Up to 6,613 trips

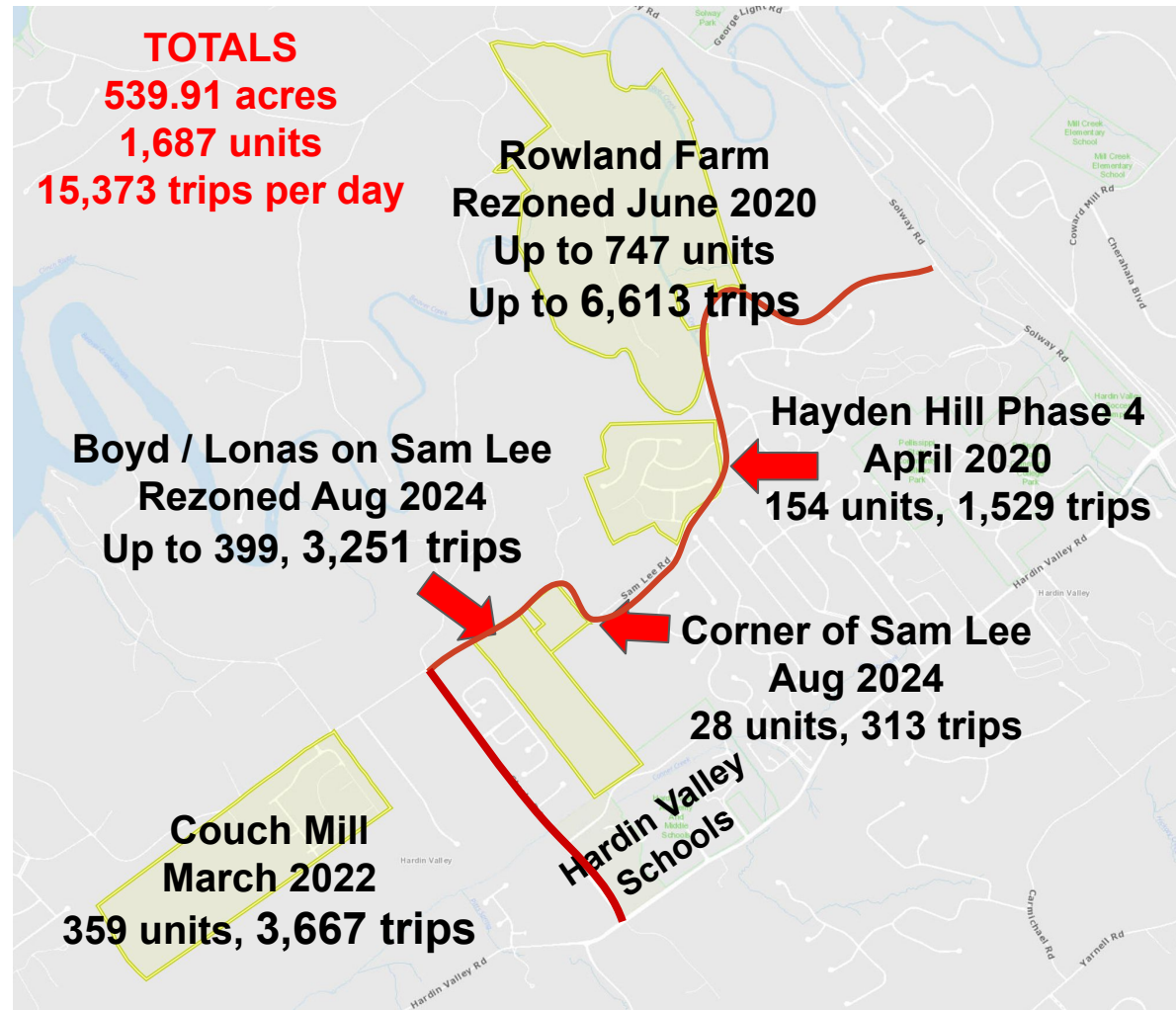
Boyd / Lonas on Sam Lee
Rezoned Aug 2024
Up to 399, 3,251 trips

Hayden Hill Phase 4
April 2020
154 units, 1,529 trips

Corner of Sam Lee
Aug 2024
28 units, 313 trips

Couch Mill
March 2022
359 units, 3,667 trips

Hardin Valley Schools



Next Steps

Submit Comments to Planning Commission -

<https://knoxplanning.org/cases/12-C-24-DP>. To be read by commissioners, comments need to be in by early Fri PM, Dec 6

- Fri Dec 6th - Staff Reports and Recommendation released
- Tues Dec 10 11:30AM - Planning Commission Agenda Review
- Wed Dec 11th 3PM - deadline for submitting comments for record
- Thurs Dec 12th 10AM - deadline to [sign up to speak](#). Recommend appointing a single speaker - only get 5 minutes
- Thurs Dec 12 1:30PM - Planning Commission Meeting

Development Plan Decisions are FINAL at Planning Commission.

They may be appealed to the Board of Zoning Appeals, but the Applicant (Smithbilt) can “opt-out” of the BZA review and send it straight to court.