

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 1-E-07-SP                      **Related File Number:** 1-R-07-RZ  
**Application Filed:** 12/4/2006                      **Date of Revision:**  
**Applicant:** HARDIN VALLEY LAND PARTNERS  
**Owner:**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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### PROPERTY INFORMATION

**General Location:** Northwest side Carmichael Rd., southwest side Pellissippi Pkwy., southeast of Hardin Valley Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 PART OF 109 OTHER: 103-120 (PART) MAP ON FI                      **Jurisdiction:** County  
**Size of Tract:** 25 acres  
**Accessibility:** Current access is from Carmichael Rd., a minor collector street with 19' of pavement width within 50' of right of way. The plans proposed for this property and the property to the north include a new public street which will connect Hardin Valley Rd. to the north to Carmichael Rd. along the west side of this site.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **Density:** 12 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** MU, LDR & SLPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The properties along Carmichael Rd. to the south and west are developed with residential uses under A/TO and PR/TO zoning. To the north, near the Hardin Valley Rd./Pellissippi Pkwy. interchange are some commercial uses, zoned PC/TO and CA/TO. Directly south along Pellissippi Pkwy., are undeveloped parcels zoned BP/TO. Pellissippi Greenway and Parkway are located to the east.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology)/TO (Technology Overlay), PR (Planned Residential) @ 1-2 du/ac/TO, A (Agricultural)/TO and PC (k) (Planned Commercial, conditioned)/TO  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) @ up to 12 du/ac /TO (Technology Overlay)  
**Previous Requests:** Adjacent property to north was rezoned PC(k)/TO in 2006 (7-K-06-RZ/7-B-06-SP).  
**Extension of Zone:** Not an extension of MDR, but there is a large area to the north designated for mixed use development and a site zoned OB/TO to the northwest, which allows and has been proposed for MDR development.  
**History of Zoning:** None noted for this site, but two sites to the north were amended in 2005 and 2006 to mixed use and

