

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-F-19-SP Related File Number: 1-H-19-RZ
Application Filed: 12/4/2018 Date of Revision:
Applicant: MARK BIALIK GBS ENGINEERING

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., North of Windflower Way.
Other Parcel Info.:
Tax ID Number: 104 C B 049 Jurisdiction: City
Size of Tract: 3.86 acres
Accessibility: Access is via Hardin Valley Rd., a 4 lane, median divided, a major arterial, within a 100' to 170' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Retail Parking Density:
Sector Plan: Northwest County Sector Plan Designation: Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is comprised of a mix of office, multi-family and single family residential uses adjacent to forested areas with steep slopes and the Westbridge Business Park.

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

Street: 0 Hardin Valley Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & F (Floodway)
Former Zoning:
Requested Zoning: PC (Planned Commercial) & F (Floodway)
Previous Requests: 8-E-00-RZ - Denied CA
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office) / STPA (Stream Protection Area)

Requested Plan Category: GC (General Commercial) / STPA (Stream Protection Area)

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: Liz Albertson

Staff Recomm. (Abbr.): ADOPT RESOLUTION #1-F-19-SP, amending the Northwest County Sector Plan to GC General Commercial) and STPA (Stream Protection Area) and recommend that Knox County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A).

Staff Recomm. (Full): The requested GC and STPA sector plan designation is recommended as an extension of the existing GC and STPA designation adjacent to the west side of the property.

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

A recent plan amendment (8-A-17-SP) on an adjacent parcel to accommodate a hardware store changed the sector plan to permit GC land use designation warrants amending the land use plan to encourage development of the adjacent site.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

Hardin Valley Rd. is a 4-lane minor arterial street with center median, and is capable of handling the additional traffic that would be generated with commercial development of the site. Utilities are available in the area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There is no obvious or significant error or omission in the plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

This location of the business park and other commercial uses to the west have established a pattern along Hardin Valley Rd. This recommended plan amendment is an extension of that pattern of development.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

Several commercial uses have been developed along this section of Hardin Valley Rd., under both CA and PC zoning. This location is appropriate for the establishment of a small commercial development.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action: ADOPT RESOLUTION #1-F-19-SP, amending the Northwest County Sector Plan to GC General Commercial) and STPA (Stream Protection Area) and recommend that Knox County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A).

Date of Approval: 1/10/2019

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: 2/25/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: