

# CASE SUMMARY

## APPLICATION TYPE: REZONING



**File Number:** 1-V-06-RZ                      **Related File Number:**  
**Application Filed:** 12/5/2005              **Date of Revision:**  
**Applicant:** H.V. PROPERTIES  
**Owner:**

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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### PROPERTY INFORMATION

**General Location:** Northwest side Hardin Valley Rd., southwest side Cherahala Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 103 E A 001    OTHER: PORTION ZONED BP/TO                      **Jurisdiction:** County  
**Size of Tract:** 1.65 acres  
**Accessibility:** Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median within 180-200' of right of way or Cherahala Blvd., a 4 lane boulevard with center median within 170' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Retail    **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is located along the north side Hardin Valley Rd., east of Pellissippi Pkwy., at the entrance to Pellissippi Corporate Center, a business park, zoned BP/TO.

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

**Street:** 10605 Hardin Valley Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology Park) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business) / TO (Technology Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of CA/TO zoning from the west.  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **MPC ACTION AND DISPOSITION**

**Planner In Charge:**

Michael Brusseau

**Staff Recomm. (Abbr.):**

APPROVE CA (General Business) / TO (Technology Overlay) zoning, limited to CA commercial and office uses that do not require outside storage or display of merchandise, with the condition being recorded as a deed restriction.

**Staff Recomm. (Full):**

CA/TO zoning is compatible with surrounding development and zoning, is consistent with the sector plan and is appropriate at this intersection along Hardin Valley Rd., an arterial street. Pellissippi Parkway is about a quarter-mile west of this site.

**Comments:**

### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. CA/TO zoning is requested to allow retail uses on the site, which would serve business park workers, as well as area residents. The proposal is appropriate because of the site's location at an intersection along an arterial street, at the boulevard entrance to an existing business park.
2. CA/TO zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
3. Commercial uses are appropriate on this parcel, which fronts on Hardin Valley Rd., an arterial street, and is just quarter-mile from the interchange with Pellissippi Pkwy.
4. The BP (Business & Technology Park) zone is the most appropriate zone within the TP sector plan designation. Parcels as small as one acre may be developed in the BP zone, however larger parcels are more desirable for typical BP development. CA zoning is more suitable for this site. The site is relatively flat and suitable for commercial development. CA zoning is more suitable for this 1.65 acre site. The site is relatively flat and suitable for commercial development.
5. The Development Corporation of Knox County, the current owner of the property, is in support of the request for CA/TO zoning and has stated that the development will be subject to the established design guidelines for the Pellissippi Corporate Center.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Hardin Valley Rd. is a minor arterial street that has the capacity to handle additional trips that would be generated by commercial development of this site. Cherahala Blvd. is a four-lane boulevard that serves the business park. To limit curb cuts on Hardin Valley Rd., access to the development should be limited to Cherahala Blvd. only.
3. The impact to adjacent properties should be minimal. Commercial uses are compatible with surrounding land uses. Review of development plans will be required by the Tennessee Technology Corridor Development Authority (TTCDA). Such plans will need to be consistent with the requirements of the TTCDA Design Guidelines.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes commercial uses for this site, consistent with the proposal.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Because the subject property is located within the Technology Overlay district, a Certificate of Appropriateness from the TTCDA will also be required for this rezoning proposal. TTCDA will consider this proposal at their January 9, 2006 meeting.
4. Approval of this request may lead to future sector plan and rezoning requests for commercial in the immediate area.

**MPC Action:**

Approved

**MPC Meeting Date:** 1/12/2006

**Details of MPC action:**

**Summary of MPC action:** APPROVE CA (General Business) / TO (Technology Overlay) limited to CA commercial and office uses that do not require outside storage or display of merchandise, with the condition being recorded as a deed restriction.

**Date of MPC Approval:** 1/12/2006

**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:** 2/27/2006

**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:**