

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-H-20-SP Related File Number: 10-S-20-RZ
Application Filed: 8/31/2020 Date of Revision:
Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., west side of Cherahala Rd. at their intersection
Other Parcel Info.:
Tax ID Number: 104 00105 Jurisdiction: County
Size of Tract: 2.77 acres
Accessibility: Access is via Cherahala Boulevard, a median separated minor collector with a pavement width of 38 feet within a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northwest County Sector Plan Designation: GC (General Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area along Hardin Valley Road at Cherahala Boulevard is the entrance to the Pellissippi Corporate Center and adjacent to the Pellissippi Parkway corridor. Commercial uses have filled in the parcels fronting Hardin Valley Road, while office uses abut Cherahala Boulevard.

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

Street: 10611 Hardin Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Previous Requests: 12-V-83-RZ, 12-FF-83-RZ, 1-V-06-RZ
Extension of Zone: No
History of Zoning: Rezoning - 1-V-06-RZ: BP/TO to CA/TO

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

Requested Plan Category: O (Office)

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.):

Approve the O (Office) designation because it compatible with the surrounding development.

Staff Recomm. (Full):

Comments:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. No major changes have occurred in this area, however, the Hardin Valley community continues to be one of the fastest growing areas of Knox County.
2. This plan amendment to O (Office) better reflects the transition into the office environment of the Pellissippi Corporate Center.

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

1. No new roads or additional utilities have been introduced in this area,

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious or significant error or omission in the plan for this area, however this plan amendment to O (Office) is appropriate for this location adjacent to the TP (Technology Park) land use classification of the Pellissippi Corporate Center.

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

1. This area is within the Planned Growth Area of the Growth Policy Plan.
2. The population continues to grow and additional opportunities for office development are warranted to provide for employment opportunities for the community.

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:

- 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.
- 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: 10/8/2020

Details of Action:

Summary of Action:

Approve the O (Office) designation because it compatible with the surrounding development.

Date of Approval:

11/12/2020

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: 11/16/2020

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: