

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 10-W-06-UR **Related File Number:** 10-SH-06-C
Application Filed: 9/5/2006 **Date of Revision:**
Applicant: HARDIN VALLEY LAND PARTNERS
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd., southwest side of Pellissippi Parkway.
Other Parcel Info.:
Tax ID Number: 103 117, 118 & 120 **Jurisdiction:** County
Size of Tract: 65 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Planned Commercial Subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** C & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 10718 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay) Pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

implementation of that plan.

3. The Northwest County Sector Plan recommends incorporating sidewalks, bicycle lanes and other pedestrian facilities as a part of the transportation system. The Knoxville Regional Bicycle Plan also recommends that arterial and collector roadways provide on-street bicycle facilities. Based on the Plan recommendations, the typical cross section for the subdivision street has been revised to include 5' wide sidewalks and bicycle lanes on each side of the road.

4. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 11/9/2006

Details of MPC action:

1. Obtaining the required Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) prior to commencing any grading on this site.
2. Finalizing and recording of the restrictive covenants as required by the PC zoning regulations and the TTCDA.
3. A separate use-on-review request will be required for each development within the subdivision.
4. The 5' wide sidewalks designated on the typical cross section for the subdivision street and the required sidewalks within each development site will be implemented as a part of each development project. While the sidewalks are not required to be installed with the construction of the street, the right-of-way shall be graded with construction of the street to accommodate the future sidewalks.
5. This application does not include approval of any signage for the subdivision/development.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all requirements of the approved concept plan.

With the conditions noted above, this request meets the requirements for approval of a concept plan and use-on-review in the PC (Planned Commercial) zone.

Summary of MPC action: APPROVE the request for up to 19 commercial lots within the PC zone subject to 7 conditions.

Date of MPC Approval: 11/9/2006

Date of Denial:

Postponements: 10/12/2006

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: