

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 11-C-15-SP **Related File Number:** 11-H-15-RZ
Application Filed: 9/28/2015 **Date of Revision:**
Applicant: PELLISSIPPI INVESTORS, LLC

PROPERTY INFORMATION

General Location: North side Hardin Valley Rd., east of Cherahala Blvd.
Other Parcel Info.:
Tax ID Number: 104 00603 **Jurisdiction:** County
Size of Tract: 16.25 acres
Accessibility: Access is via Hardin Valley Dr., a minor arterial street with 4 lanes and a center median within 190' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office/technology uses **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is located on the eastern most side of Pellissippi Corporate Center business park along Hardin Valley Rd. To the east is residential development, zoned A/TO and PR/TO.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: BP (Business and Technology) / TO (Technology Overlay)
Previous Requests: 8-F-06-SP/8-U-06-RZ
Extension of Zone: Yes, extension of TP plan designation and BP/TO zoning from the west
History of Zoning: Property was approved for LDR plan designation and PR zoning in 2006 (8-F-06-SP/8-U-06-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: TP (Technology Park)

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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

ADOPT RESOLUTION #11-C-15-SP, amending the Northwest County Sector Plan to TP (Technology Park), and recommend that Knox County Commission also adopt the sector plan amendment.

Staff Recomm. (Full):

The subject property is at the eastern edge of Pellissippi Corporate Center business park and was formerly designated for TP uses prior to 2006. This property is appropriate for expansion of Technology Park uses from the adjacent business park.

Comments:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

No known road improvements have been made recently in the area. Hardin Valley Rd. is a minor arterial street with sufficient capacity to handle new traffic generated by technology park development of this site. The original design of Pellissippi Corporate Center included this site as part of the business park. Approval of this request will take the proposed use back to its original intent. Utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for low density residential uses for the site, consistent with the current PR zoning and density. However, prior to 2006, the site was designated for Technology Park uses. The applicant wishes to extend the technology park uses into the subject area from the west.

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

This site is located at the eastern edge of Pellissippi Corporate Center, adjacent to TP uses to the west. This request is a minor expansion of those uses.

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

The subject property was previously designated for TP uses prior to 2006. The adjacent business park's original design included the subject property. Existing roads are adequate to serve the proposed expansion of TP uses.

Action:

Approved

Meeting Date: 11/12/2015

Details of Action:

Summary of Action:

Adopt resolution #11-C-15-SP, amending the Northwest County Sector Plan to TP (Technology Park), and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval:

11/12/2015

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:

12/21/2015

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: