

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST 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

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File Number: 12-C-07-SP **Related File Number:** 12-D-07-RZ
Application Filed: 10/17/2007 **Date of Revision:**
Applicant: RUFUS H. SMITH JR. & CO.

PROPERTY INFORMATION

General Location: South side Hardin Valley Rd., west of Westcott Blvd.
Other Parcel Info.:
Tax ID Number: 104 085.01 **Jurisdiction:** County
Size of Tract: 1.14 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and center median/turn lanes within 230' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office/commercial business **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within the Hardin Valley Rd. development corridor that includes residential, office, commercial and industrial uses that have developed under PC, CA, OA, LI, I, PR, RA and A zoning.

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

Street: 10230 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes, extension of recently approved C plan designation and PC zoning from the east. There is also a C plan designation and CA zoning located to west.
History of Zoning: None noted for this site, but site to east was rezoned PC and PR in September 2007.

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office) and SLPA (Slope Protection Area)

Requested Plan Category: C (Commercial) and SLPA (Slope 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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C (Commercial) sector plan designation.

Staff Recomm. (Full): Commercial uses at this location are compatible with surrounding development. It is an extension of the commercial designation from the east.

Comments:

Action: Approved

Meeting Date: 12/13/2007

Details of Action:

Summary of Action: APPROVE C (Commercial) and SLPA (Slope Protection Area)

Date of Approval: 12/13/2007

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: 1/28/2008

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: