

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 12-D-05-SP      **Related File Number:** 12-I-05-RZ  
**Application Filed:** 11/7/2005      **Date of Revision:**  
**Applicant:** CARRAHER & WARD, LLC  
**Owner:**

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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### PROPERTY INFORMATION

**General Location:** North side Hardin Valley Rd., west side Reagan Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 011      **Jurisdiction:** County  
**Size of Tract:** 4.23 acres  
**Accessibility:** Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center turn lane within 230' of right of way or Reagan Rd., a minor collector street with 21' of pavement width within 50' of right of way. There is a center median cut on Hardin Valley Rd. at Reagan Rd.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Church  
**Surrounding Land Use:**  
**Proposed Use:** Funeral home and church      **Density:**  
**Sector Plan:** Northwest County      **Sector Plan Designation:** Technology Park  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with a mix of uses from large lot residential to condominiums/offices to business park development under A, PR, RA, OA and LI zoning.

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

**Street:** 10415 Hardin Valley Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business) / TO (Technology Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** TP (Technology Park)

