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:



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

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

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)

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Requested Plan Category: C (Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 appropriate because of the site's location at an intersection along

an arterial street, adjacent to a business park under development.

Comments:

MPC Action: Approved MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 12/8/2005 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: 1/23/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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