CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 12-I-05-SP Related File Number: 12-Q-05-RZ

Application Filed: 11/14/2005 **Date of Revision:**

Applicant: JIM DOSS

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: Southeast side Hardin Valley Rd., southeast of Bryant Ln.

Other Parcel Info.:

Tax ID Number: 103 112.01,113,114,114.01 **Jurisdiction:** County

Size of Tract: 35 acres

Accessibility: Access is via Hardin Valley Rd., a three lane, minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land

Surrounding Land Use:

Proposed Use: Any use permitted in CA zone Density:

Sector Plan: Northwest County Sector Plan Designation: Technology Park and Slope Protection

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is within an emerging business park area that is occurring under BP and PC along this section

of Hardin Valley Rd. across from the community college campus.

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

Street:

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) and SLPA (Slope Protection Area)

Requested Plan Category: C (Commercial) and SLPA (Slope Protection Area)

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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: Ken Pruitt

Staff Recomm. (Abbr.): DENY C (Commercial) Sector Plan designation

Staff Recomm. (Full): The TP (Technology Park)/ SLPA (Slope Protection Area) designation is the most appropriate

designation for this site given the surrounding development and slope that extends through this site.

The sector plan proposes Technology Park development of the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Neither Commercial designation nor CA/TO zoning is found in the surrounding area. However, there is OB and BP zoning noted in the area, and BP/TO as recommended by staff would be a logical extension from the cost and west consistent with the cost or plan proposal.

extension from the east and west, consistent with the sector plan proposal.

2. Limited commercial uses are allowed under BP zoning, and would be compatible with the scale and intensity of the surrounding land uses and zoning pattern. See the attached list of commercial uses allowed under BP zoning. Such uses must be developed to support an overall technology or business park development.

3. Commercial uses permitted under CA zoning area not appropriate on these parcels, which front on

Hardin Valley Rd., directly across from Pellissippi State Community College.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The CA zoning of this site will add additional traffic and increase turning movements directly across from one of the entrances to the Pellissippi Campus located north of the site.
- 3. The CA zone permits a wide range of retail uses which may adversely impact adjacent residential and nonresidential uses. The staff recommended BP zoning requires use on review approval of the development plan and should help to ensure that proposed developments are compatible with surrounding land uses and zoning. Additionally, the Technology Overlay requires review of development plans by the Tennessee Technology Authority (TTCDA). Such plans will need to be consistent with the requirements of the TTCDA Design Guidelines.
- 4. Any portion of the site that is characterized by steep slopes (25% or greater) should be protected and maintained.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan propose TP uses and SLPA for this site, consistent with the staff recommendation. The layout of a business/technology park would be more appropriate for this site given its slope constraints.
- 2. If the applicant's requested Plan amendment is approved, CA zoning and commercial uses would be consistent with the amended plan.
- 3. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 4. Because the subject property is located within the Technology Overlay district, certificate of appropriateness from the TTCDA will be required for this zoning proposal. TTCDA will consider this proposal at their January, 2006, meeting.
- 5. This request may lead to future request for commercial zoning around this interchange. However, future commercial rezonings would also require sector plan amendments and TTCDA certificates of appropriateness.

MPC Action: Approved MPC Meeting Date: 1/12/2006

Details of MPC action: Approved Commercial

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

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Date of MPC Approval: 1/12/2006 Date of Denial: Postponements: 12/8/2005

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/27/2006 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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