

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 2-A-18-SP **Related File Number:** 11-F-17-RZ
Application Filed: 1/5/2018 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC. / KNOX COUNTY COMMISSION

PROPERTY INFORMATION

General Location: Southeast side Hardin Valley Rd., west side Thompson Rd.
Other Parcel Info.:
Tax ID Number: 104 092 **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility: Access is via Thompson Rd., a minor collector street with 22' of pavement width within 50' of right-of-way, or Hardin Valley Rd., a minor arterial street with 4 lanes and a center median within 185-235' of right-of-way. There is a median break on Hardin Valley Rd. at the Thompson Rd. intersection.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** TP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily developed with a mix of office and commercial uses, mostly on the north side of Hardin Valley Rd., zoned CA, PC, OB and BP. The south side is developed primarily with residential uses, under PR, RA and A zoning.

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

Street: 10500 Hardin Valley Road
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: The Planning Commission recommended O sector plan designation and OB zoning on 11/9/17 (11-B-17-SP/11-F-17-RZ). On 12/18/17, County Commission postponed the rezoning request and sent the sector plan request back for reconsideration of GC.

PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park)

Requested Plan Category: GC (General Commercial)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION # 2-A-18-SP, amending the Northwest County Sector Plan to O (Office) and recommend that County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.) (Applicant requested GC.)

Staff Recomm. (Full): Staff recognizes that the property may not be desirable for low density residential uses, but there is adequate CA zoning to the west that is undeveloped. Office uses would be more compatible with nearby residential uses and are not as likely to generate as much traffic or have late business hours. An office designation would allow consideration of OB zoning, which would allow office, medium density residential or any number of other similar uses, giving the applicant reasonable use of the property.

Comments: On November 9, 2017, the Planning Commission recommended an office sector plan designation and OB zoning (11-B-17-SP/11-F-17-RZ). On 12/18/17, Knox County Commission postponed the rezoning request and sent the sector plan request back for reconsideration of GC, with Knox County Commission now as the applicant. Regardless of the recommendation by MPC, these items will be forwarded to Knox County Commission for their consideration on March 26, 2018. Since Knox County Commission is now the applicant for the sector plan amendment, they would have the authority to approve a sector plan recommendation that differs from MPC's recommendation.

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 improvements have been recently made to Hardin Valley Rd. or area utilities, but they are adequate to serve the proposed commercial or the recommended office uses. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes technology park uses for the site. However, this site is only about 2 acres in size, which is too small to support the intended type of development typically found in a technology park. BP (Business & Technology Park) zoning has large setback requirements and is intended to support technology based businesses in a park setting. This site is not appropriate for BP zoning or the requested CA zoning, so staff is recommending office uses as a reasonable alternative. The recommended office plan designation will allow the applicant reasonable use of the site, while minimizing the potential negative impact on nearby residential uses accessed from Thompson Rd.

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

No changes in government policy apply in this case.

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

As this section of Hardin Valley Rd. has developed with non-residential uses, this site has become less desirable for residential uses, as currently used. The site is too small for typical BP development, as it

is currently zoned. With the recommended sector plan amendment to office, the property may be considered for OB zoning and development, which would be compatible with surrounding development and zoning.

Action: Approved **Meeting Date:** 2/8/2018

Details of Action:

Summary of Action: Adopt Resolution # 2-A-18-SP, amending the Northwest County Sector Plan to O (Office) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval: 2/8/2018 **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: 3/26/2018

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved GC General Commercial

Date of Legislative Appeal:

Effective Date of Ordinance: