CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 2-C-08-SP Related File Number: 2-K-08-RZ

Application Filed: 1/8/2008 **Date of Revision:**

Applicant: HARDIN VALLEY LAND PARTNERS



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Southeast side Hardin Valley Rd., southeast of Steele Rd.

Other Parcel Info.:

Tax ID Number: 117 027 (PORTION) OTHER: MAP ON FILE AT MPC Jurisdiction: County

Size of Tract: 3.6 acres

Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 21' of pavement width within 90' of right of

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Extension of commercial node Density:

Sector Plan: Northwest County Sector Plan Designation: Low Density Residential and Slope Protection Area

Growth Policy Plan: Rural Area

Neighborhood Context: This area is developed with residences, business and an existing elementary school, under A, CA and I

zoning. The new Hardin Valley High School is being developed to the northeast and new commercial

development is under way to the northwest along Steele Rd.

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

Street: 11414 Hardin Valley Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & A (Agricultural)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: None noted

Extension of Zone: Not an extension of plan designation, but it is an extension of CA zoning from the west

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & SLPA (Slope Protection Area)

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Requested Plan Category: C (Commercial) & 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 use of this site is a minor expansion of the CA zoned commercial node located at the

intersection of N. Campbell Station Rd. and Hardin Valley Rd.

Comments:

MPC Action: Approved MPC Meeting Date: 2/14/2008

Details of MPC action:

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

Date of MPC Approval: 2/14/2008 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: 3/24/2008 Date of Legislative Action, Second Reading: 5/27/2008

Ordinance Number: Other Ordinance Number References:

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

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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