

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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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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

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)

