

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-D-15-SP **Related File Number:** 1-D-15-RZ
Application Filed: 1/7/2015 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: South side Hardin Valley Rd., southeast of Westcott Blvd.
Other Parcel Info.:
Tax ID Number: 104 084 OTHER: SOUTH OF HARDIN VALLEY RD. ONL **Jurisdiction:** County
Size of Tract: 77.36 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median within 155' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land
Surrounding Land Use:
Proposed Use: Residential and office development **Density:** 6 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located just east of the mixed use development that has occurred along Hardin Valley Rd., east of Pellissippi Parkway.

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

Street: 10105 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services) & PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & SLPA (Slope Protection Area)
Requested Plan Category: MDR/O (Medium Density Residential/Office) & 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.): DENY the request to amend the future land use map of the Northwest County Sector Plan to MDR/O (Medium Density Residential/Office) land use classification.

Staff Recomm. (Full): The slope characteristics of the site make it inappropriate for office or medium density residential uses. About 19 acres of the site has slopes of more than 25%. The current plan designation of Low Density Residential and Slope Protection is appropriate for this site and should be maintained. Higher intensity uses are primarily proposed for and located to the west, closer to the interchange of Hardin Valley Rd. and Pellissippi Parkway.

Comments: 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 road improvements have been made recently in the area. Hardin Valley Rd. is classified as a minor arterial street, and is sufficient to provide access for the proposed uses. However, the proposed land use designation of MDR/O is not appropriate for this particular site, which has significant slope characteristics. The vast majority of the site is shown within the hillside protection overlay on the sector plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan appropriately calls for low density residential and slope protection uses for this site. Based on the attached slope analysis, about 19 of the 77 acres has slopes of 25% or more.

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

There have not been significant changes that have taken place to justify amendment of the sector plan. Staff maintains that low density residential uses are the most appropriate for development of this site. There have been some rezonings to the west to OB zoning, but those were on parcels closer to the interchange that were proposed for those uses by the sector plan.

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

There are no apparent trends that warrant an amendment to the sector plan. The appropriate properties for MDR/O development in the area are already designated as such on the sector plan map.

Action: Approved

Meeting Date: 2/12/2015

Details of Action: ADOPT RESOLUTION # 2-D-15-SP, amending the Northwest County Sector Plan map to MDR (Medium Density Residential) and recommend that County Commission also adopt the amendment. (See attached resolution, Exhibit A.)

Summary of Action: Adopt Resolution # 2-D-15-SP, amending the Northwest County Sector Plan map to MDR (Medium Density Residential) and recommend the Knox County Commission adopt the amendment.

Date of Approval: 2/12/2015

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: 3/23/2015

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: