

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-G-26-DP **Related File Number:**
Application Filed: 12/29/2025 **Date of Revision:**
Applicant: W. SCOTT WILLIAMS & ASSOCIATES

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd, east of Performing Arts Way
Other Parcel Info.:
Tax ID Number: 103 103 **Jurisdiction:** County
Size of Tract: 4.03 acres
Accessibility: Access is via Hardin Valley Road, a minor arterial with a pavement width which varies from 35 ft to 65 ft within a 100-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: New commercial building with drive-through in an existing shopping center. **Density:**
Planning Sector: Northwest County **Plan Designation:** CI (Civic and Institutional)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of commercial, residential, and institutional uses. Commercial uses include retail and service operations along Hardin Valley Road. Residential uses are a mix of single family dwellings on smaller suburban lots and multifamily developments. Pellissippi State Community College is adjacent to the subject property to the north.

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

Street: 10837 HARDIN VALLEY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1983, the subject property was part of a larger rezoning to the SP (Scientific Production) zone (12-U-83-RZ) and the TO (Technology Overlay) was applied to this property (12-FF-83-RZ). In 2006, this property was part of a larger rezoning from BP (Business and Technology)/TO to PC (Planned Commercial)/TO (5-M-06-RZ).

development plan before building permits can be issued (Article 5, Section 5.33.13).

C. All development in the TO zone must adhere to the TTCDA Design Guidelines, which regulate landscaping, building, and site design. The proposed plans are in compliance with the regulations, and a COA was approved on 01-30-2026 (12-B-25-TOB).

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The subject property has the CI (Civic and Institutional) place type on the Future Land Use Map, which recommends a land use mix featuring civic, office, and commercial uses. Development in the CI place type is often unique to each area but generally features buildings of 1 to 5 stories with varying setbacks. The proposed development plan aligns with the intent of the CI place type.

3) KNOX COUNTY COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The proposed development plan is consistent with Implementation Policy 3, to encourage infill development of underutilized commercial land. The drive-through facility is proposed in an existing commercial shopping center in an urbanized area with direct access to Hardin Valley Road, a minor arterial street.

B. The recommended condition to provide a stub-out to the property to the east is consistent with Implementation Policy 14, to promote network efficiency to reduce congestion and improve redundancy.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area of the Growth Policy Plan. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development and promote the expansion of the Knoxville-Knox County economy. The development plan aligns with these goals.

Action: Approved with Conditions **Meeting Date:** 2/12/2026

Details of Action:

Summary of Action: Approve the development plan for a new commercial building with a drive-through in the PC (Planned Commercial) zone as depicted on the site plan, subject to 5 conditions.

Date of Approval: 2/12/2026 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**