

CASE SUMMARY

APPLICATION TYPE: REZONING

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

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

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:

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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 CA (General Business) zoning.

Staff Recomm. (Full): CA is a logical extension of zoning from the west and is compatible with surrounding development.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CA zoning is compatible with the scale and intensity of the surrounding zoning pattern.
2. The proposal is a minor expansion of the existing CA zoned commercial node at N. Campbell Station Rd. and Hardin Valley Rd. Both streets are classified as minor arterials, making this an appropriate location for a commercial node, which is already established.
3. The site is located across Hardin Valley Rd. from existing businesses and an elementary school, zoned Industrial.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. Hardin Valley Rd. is a minor arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The recommended CA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to commercial, CA zoning is consistent with the Northwest County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. If approved, this request may lead to future rezoning requests for commercial in the immediate area.

MPC Action: Approved

MPC Meeting Date: 2/14/2008

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

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

If "Other": Postponed 3/24/2008-4/28/2008

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: