

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-C-06-SP **Related File Number:** 4-S-06-RZ
Application Filed: 3/10/2006 **Date of Revision:**
Applicant: JIM PINKSTON & JIM DOSS
Owner:

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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PROPERTY INFORMATION

General Location: Southeast side Hardin Valley Rd., southeast of Bryant Ln.
Other Parcel Info.:
Tax ID Number: 103 112 **Jurisdiction:** County
Size of Tract: 3.77 acres
Accessibility: Access is via Hardin Valley Rd., a three lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail sales **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within the non-residential development area found on the southwest side of the Hardin Valley/Pellissippi Parkway interchange which is developing under BP, PC and OB base zones with Technology Overlay.

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

Street: 1932 Hardin Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) & TO (Technology Overlay)
Former Zoning:
Requested Zoning: PC (Planned Commercial) & TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but the adjacent property to the east was recently rezoned PC and OB. (12-I-05-SP/12-Q-05-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park)/SLPA(Slope Protection)

Requested Plan Category: C (Commercial)/SLPA (Slope Protection)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C (Commercial) and SLPA (Slope Protection) designation

Staff Recomm. (Full): This designation is a westward commercial extension of the site recently approved by MPC and County Commission.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Commercial designation and PC/TO zoning, as requested for this site, was approved for the adjoining property in February, 2006. The property will be developed with the adjoining PC site.
2. Commercial uses allowed under PC zoning would be compatible with the scale and intensity of the surrounding land use and zoning pattern. 3. A list of permitted commercial uses to be allowed under the PC zoning will be submitted with a development proposal for this property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The PC zoning of this site will add additional traffic and increase turning movements directly across from one of the entrances to the Pellissippi State Campus located north of the site.
3. The PC zone requires that the range of retail uses to be permitted must be approved by MPC with a development plan for the site. Additionally, the Technology Overlay requires review of development plans by the Tennessee Technology Authority (TTCDA). Such plans will need to be consistent with the requirements of the TTCDA Design Guidelines.
4. Any portion of the site that is characterized by steep slopes (25% or greater) should be protected and maintained. The developer of this and the adjacent property will be expected to address this issue as a site plan is prepared.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. If the applicant's requested Northwest County Sector Plan amendment is approved, PC zoning and commercial uses would be consistent with the amended plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Because the subject property is located within the Technology Overlay, a certificate of appropriateness approval from the TTCDA will be required for this zoning proposal. TTCDA will consider this proposal at their April, 2006, meeting.
4. This request may lead to future request for commercial zoning around this interchange. However, future commercial rezonings would also require sector plan amendments and TTCDA certificates of appropriateness.

MPC Action: Approved

MPC Meeting Date: 4/13/2006

Details of MPC action:

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

Date of MPC Approval: 4/13/2006

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: 5/22/2006

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: