

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

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w w w • k n o x m p c • o r g

File Number: 4-CC-04-RZ **Related File Number:** 4-G-04-SP
Application Filed: 3/22/2004 **Date of Revision:**
Applicant: HARLEY E. BITTLE
Owner:

PROPERTY INFORMATION

General Location: South side Hardin Valley Rd., southeast of Reagan Rd.
Other Parcel Info.:
Tax ID Number: 104 087, 088 **Jurisdiction:** County
Size of Tract: 8.8 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial and office development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 10258 Hardin Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OA (Office Park) and A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business) and OA (Office Park)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 OA (Office Park) zoning based on the sector plan amendment. (Applicant is seeking CA and OA.)

Staff Recomm. (Full): OA zoning is consistent with nearby OA zoning and development and provides a transition from the light industrial uses to the north and the low density residential uses to the south. The sector plan proposes office and slope protection for a portion of this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The subject property is located in an area proposed for mixed uses. Light industrial uses are proposed to the northeast, across Hardin Valley Rd , office and medium density residential uses are proposed to the west, and low density residential uses are proposed to the south.
- 2. Office uses will be compatible with the surrounding development and zoning pattern.
- 3. Commercial uses would be inappropriate along this section of Hardin Valley Rd. because of the increase in lighting, noise and hours of operation. Office development will serve as a good transition between the light industrial uses and low density residential uses.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
- 2. There will be no impact on schools as a result of this proposal. The street has adequate width and sight distance to handle the additional traffic which will be generated by either office or commercial use of this site.
- 3. The impact of office uses on adjacent properties would be minimal. Commercial uses would be in close proximity to existing and proposed residential development and zoning, and their impact would be significant.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended Northwest County Sector Plan amendment to commercial, the CA zoning will be consistent with the sector plan.
- 2. This site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. Staff would anticipate future requests being made for commercial or office plan designations and zoning on nearby properties in this immediate area.

If approved, this item will be forwarded to Knox County Commission for final action on May 24, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in Knox County.

MPC Action: Approved

MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business) on front parcel and OA (Office Park) on rear parcel

Date of MPC Approval: 4/8/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 5/24/2004

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: