

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-D-06-SP **Related File Number:** 4-U-06-RZ
Application Filed: 3/9/2006 **Date of Revision:**
Applicant: H.V. PROPERTIES
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

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

PROPERTY INFORMATION

General Location: Northeast side Cherahala Blvd., northwest of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 103 E A 017 **Jurisdiction:** County
Size of Tract: 1.54 acres
Accessibility: Access is via Cherahala Blvd., a 4 lane boulevard with center median within 170' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Technology Park
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located along the north side Hardin Valley Rd., east of Pellissippi Pkwy., at the entrance to Pellissippi Corporate Center, a business park, zoned BP/TO.

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

Street: 2326 Cherahala Blvd
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: CA (General Business) / TO (Technology Overlay)
Previous Requests: Property to southeast was amended to commercial and rezoned CA/TO in Jan 06.
Extension of Zone: Yes, extension of plan designation and zoning from the south and west.
History of Zoning: MPC approved a C designation and CA/TO zoning on the property to the south on 1/12/06 (1-U-06-RZ/1-C-06-SP).

PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park)
Requested Plan Category: C (Commercial)

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C (Commercial) sector plan designation.

Staff Recomm. (Full): Commercial uses are compatible with surrounding development and zoning and appropriate to serve the business park employees and residential property owners in the area.

Comments:

MPC Action: Approved

MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial)

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

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: