

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-G-04-SP **Related File Number:** 4-CC-04-RZ
Application Filed: 3/22/2004 **Date of Revision:**
Applicant: HARLEY E. BITTLE
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: 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: Access is via Hardin Valley Rd., a four lane median divided major street.

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: This vacant site is within an area of residential, office and light industrial uses that have been developing under A, PR, RA, OB, LI and I zones.

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: No for the Commercial portion of request
History of Zoning: Part of site was denied OA in 2002

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office), LDR (Low Density Residential) and SP (Slope Protection)
Requested Plan Category: GC (General Commercial), O (Office) and SP (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 O (Office) and SP (Slope Protection) designation for this entire site. (Applicant seeks Commercial on the front (parcel 87) and Office at the rear (Parcel 88.))

Staff Recomm. (Full): Office designation would be appropriate use for this site, providing a transition from the LI zoned property to the north across Hardin Valley Rd and the residential use to the south. Commercial would be less desirable because of the potential for incompatibility with nearby residences as the result of increased lighting, noise, and hours of operation.

Comments:

MPC Action: Approved MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action: APPROVE GC (General Commercial) on the front and O (Office) and SP (Slope Protection) in the rear

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 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: