

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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File Number: 4-G-11-RZ **Related File Number:**
Application Filed: 2/25/2011 **Date of Revision:**
Applicant: HARDIN VALLEY, LLC

PROPERTY INFORMATION

General Location: East side Schaeffer Rd., south of Hardin Valley Rd., east of Pellissippi Pkwy.
Other Parcel Info.:
Tax ID Number: 104 H D PORTION OF 004 OTHER: PART ZONED A **Jurisdiction:** County
Size of Tract: 0.36 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median within 200' of right-of-way. Access to Schaeffer Rd. is not likely.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail/commercial **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** GC, SLPA and ROW
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area around the interchange of Hardin Valley Rd. and Pellissippi Pkwy. is developing with commercial uses under PC/TO and CA/TO zoning.

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

Street: 2122 Schaeffer Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension of PC/TO from the north and east.
History of Zoning: The adjacent property was rezoned PC/TO in 2008 (11-F-08-RZ/11-B-08-SP)

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.): RECOMMEND that County Commission APPROVE PC (Planned Commercial) / TO (Technology Overlay) zoning.

Staff Recomm. (Full): PC/TO zoning at this location is compatible with surrounding land uses and zoning and is an extension of zoning from three sides.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The proposal is an extension of zoning from three sides. If this portion of parcel 4 is rezoned to PC/TO, it will bring the entire parcel under one zoning district.
2. The site is accessed from Hardin Valley Rd., a minor arterial street with sufficient capacity to support the proposed development.
3. A good portion of the surrounding area is already zoned for and developed with commercial uses. Residential uses in the area are located to the south along Schaeffer Rd., and are accessed from separate streets.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested PC/TO zoning provides for a wide range of commercial uses. All new development is subject to review and approval of a development plan by MPC, as well as the Tennessee Technology Corridor Development Authority (TTCDA), since it is located in the TO overlay.
2. Based on the above description and intent of PC zoning, this property is appropriate to be rezoned to PC/TO.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available in the area, but may have to be extended to serve the site.
2. Establishment of PC zoning at this location would have little adverse impact on surrounding properties.
3. Because of the property's location within the TO (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning from the TTCDA. This request is scheduled to be considered by TTCDA on Mon., April 11, 2011.
4. The site has already been cleared and graded for the proposed commercial development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes commercial uses and slope protection for the site, consistent with the requested PC zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 4/14/2011

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE PC (Planned Commercial) / TO (Technology Overlay)

Date of Approval: 4/14/2011

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: 5/23/2011

Ordinance Number:

Disposition of Case: Postponed

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 6/27/2011

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: