

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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-H-18-UR
Application Filed: 2/26/2018
Applicant: PETER MEDLYN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd., southwest of Valley Vista Rd.
Other Parcel Info.:
Tax ID Number: 103 PART OF 11504 Jurisdiction: County
Size of Tract: 1.92 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a 3 lane section with a 44' pavement width within an 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail, Restaurant and Office Density:
Sector Plan: Northwest County Sector Plan Designation: MU-SD (NWCO-5)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with a mix of residential, office and commercial uses, under A, PR, OB and PC zoning.

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

Street: 10810 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Knox County Commission approved the rezoning of this property to PC/TO on October 28, 2013.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

approval by the Tennessee Technology Corridor Development Authority (TTCCA). The TTCCA will consider this request on April 9, 2018.

A traffic impact study was required for the commercial subdivision. The applicant shall be responsible for installing the street and driveway improvements recommended in the revised Traffic Impact Study for Palmer Subdivision as prepared by CDM Smith, with a revised date of February, 2016, and as approved by the Knox County Department of Engineering and Public Works and Planning Commission Staff. The applicable improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. All public utilities are available to serve the site.
2. The proposed commercial center is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PC/TO zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development is located off of an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes commercial uses for this site. The proposed commercial center is in conformity with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 4/12/2018

Details of Action:

Summary of Action: APPROVE the request for a commercial center with approximately 11,733 square feet, as shown on the development plan, subject to 9 conditions

Date of Approval: 4/12/2018 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**