

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 4-I-24-SP                      Related File Number: 4-M-24-RZ  
Application Filed: 2/26/2024              Date of Revision:  
Applicant: BENJAMIN C. MULLINS

## PROPERTY INFORMATION

General Location: South side of Hardin Valley Rd, west of Waterstone Blvd  
Other Parcel Info.:  
Tax ID Number: 104 01707                      Jurisdiction: County  
Size of Tract: 7.09 acres  
Accessibility: Access is via Hardin Valley Road, a major arterial street with a median and an 80-ft pavement width within a 160-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use:    Density:  
Planning Sector: Northwest County              Plan Designation: GC (General Commercial), HP (Hillside Protection)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This area along Hardin Valley Road contains a diverse mix of uses including retail commercial, medical offices, self-service storage and planned residential communities.

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

Street: 0 HARDIN VALLEY RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC(k) (Planned Commercial with conditions)  
Former Zoning:  
Requested Zoning: RB (General Residential)  
Previous Requests:  
Extension of Zone: This is an extension of the plan designation, but not the zoning.  
History of Zoning: In 2007, this property was included in a rezoning from A (Agricultural) to PC (Planned Commercial) for the north part of the parcel and PR (Planned Residential) up to 4 du/ac for the south part (6-H-07-RZ).

## PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial), HP (Hillside Protection)

Requested Plan Category: MDR (Medium Density Residential), HP (Hillside Protection)

**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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with surrounding development. The HP (Hillside Protection) area would be retained.

Staff Recomm. (Full):

Comments: PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE.

1. This area of Northwest Knox County has seen a significant increase in residential and commercial development activity since Hardin Valley Road, a state-designated scenic highway, was expanded from two to four lanes with a landscaped median and turn lane in the late 1990s.
2. The Waterstone at Hardin Valley multi-family development was completed in 2020 adjacent to the subject property's southern and eastern borders. Its construction brought sewer utilities closer to the subject property, making residential development permitted under the requested MDR (Medium Density Residential) land use classification more feasible.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. The current GC (General Commercial) land use classification in the Northwest County Sector Plan is consistent with surrounding commercial and office development along this section of the major arterial corridor. However, MDR could have been considered on the subject property as a transition of land use intensity from low density residential development to the south and more intensive commercial land uses to the north across Hardin Valley Road.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There is no development policy change in this area that is pertinent to the requested MDR land use classification.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL

1. The Waterstone at Hardin Valley development includes 248 apartments on a lot abutting the subject property in addition to a 170-unit single-family subdivision south of that, which was subsequently completed in 2022. The land use classification for these recently developed properties is MDR, making this request a minor extension of the land use that is compatible with surrounding development.

Action: Approved Meeting Date: 4/11/2024

Details of Action:

Summary of Action: Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with surrounding development.

Date of Approval: 4/11/2024 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:** 5/20/2024

**Ordinance Number:**

**Disposition of Case:** Removed (no longer needed under Comprehensive Plan)

**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:**