

# 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-Q-07-RZ                      **Related File Number:**  
**Application Filed:** 3/5/2007              **Date of Revision:**  
**Applicant:** BENCHMARK AND ASSOCIATES

### PROPERTY INFORMATION

**General Location:** Southeast side Hardin Valley Rd., southeast of Reagan Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 08603, 088                      **Jurisdiction:** County  
**Size of Tract:** 3.86 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.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Commercial use                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Office and Slope Protection Area  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed a mix of uses, including office, medium density, low density and rural residential and commercial uses under A, RA, OA, PC and CA.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) and OA (Office Park)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** Adjacent properties were rezoned in 2001 and 2004.  
**Extension of Zone:** Yes, extension of adjacent CA  
**History of Zoning:** MPC approved OA zoning on the subject parcel and the adjacent CA zoning, with sector plan amendments in 2004 on 4/8/04 (4-CC-04-RZ/4-G-04-SP).

### PLAN INFORMATION (where applicable)

**Current Plan Category:**



**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 6/25/2007

**Ordinance Number:**

**Disposition of Case:** Approved

**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:**