CASE SUMMARY

APPLICATION TYPE: REZONING



File Number:5-B-15-RZApplication Filed:3/19/2015Applicant:BRANDON BARRETT

Related File Number: Date of Revision:
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PROPERTY INFORMATION

General Location:	Southeast side Hardin Valley Rd., southwest of Valley Vista Rd.		
Other Parcel Info.:			
Tax ID Number:	103 PART OF 116 OTHER: FRONT 2.3 AC, MAP ON FIL Jurisdiction: County		
Size of Tract:	2.3 acres		
Accessibility:	Access is via Hardin Valley Rd., a minor arterial street with 2 lanes and a center turn lane and 48' of pavement width within 80' of right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence and vacant land			
Surrounding Land Use:				
Proposed Use:	Zaxby's restaurant			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:

10800 Hardin Valley 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 east and west	
History of Zoning:	None noted	

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):	Commercial uses are appropriate at this location. The proposal is an extension of PC/TO zoning from the east and west. The site is located across the street to the south from the Pellissippi State Community College campus. PC zoning will allow MPC to review a development plan for the site, at which time staff may recommend appropriate landscaping, lighting, access and signage in order to retain maximize compatibility with surrounding land uses.
Comments:	REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):
	 THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY: 1. There are a mix of uses in the surrounding area, all of which would be compatible with commercial uses. Pellissippi State college is across the street to the north and the property abuts existing PC/TO zoning to the east and west. 2. The site is accessed from Hardin Valley Rd., a minor arterial street, with sufficient capacity to support commercial development. 3. This rezoning proposal is consistent with the Northwest County Sector Plan, as amended by the TTCDA Comprehensive Development Plan. THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: 1. The requested PC zoning allows commercial uses, but site plans are subject to MPC review and approval as a use on review development plan prior to issuance of building permits. 2. Based on the property's location between two PC/TO zoned properties, the proposed rezoning is clearly compatible with the surrounding development and zoning pattern. 3. The property is located within the TO (Technology Overlay). Because of this overlay, the Tennessee Technology Development Corridor Development Authority (TTCDA) must issue a Certificate of Appropriateness for both the rezoning and the development plan. The TTCDA board is scheduled to consider the Certificate of Appropriateness for the rezoning at their monthly meeting on May 11, 2015.
	 THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT: Public water and sewer utilities are available in the area, but may have to be extended to serve the site. Establishment of PC zoning at this location would have little to no adverse impact on surrounding properties. The site has access to Hardin Valley Rd., a minor arterial street with sufficient capacity to handle additional traffic that would be generated by commercial use of this site. Shared access and connections to adjacent commercial development in the future should be addressed on the development plans. The remainder of the parcel, which will remain zoned A/TO, has steep slope characteristics which will make future development more difficult. The steep slopes on the remainder of the parcel will be a major factor if the remainder of the parcel is proposed to be rezoned in the future.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS,

	 The Northway proposes MU-S consideration of 2. The site is lo Policy Plan ma 	 MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS: 1. The Northwest County Sector Plan, as amended by the TTCDA Comprehensive Development Plan proposes MU-SD (NWCo5) for this area. This is a unique mixed use special district that allows consideration of PC zoning. 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 3. This proposal does not present any apparent conflicts with any other adopted plans. 		
Action:	Approved		Meeting Date:	5/14/2015
Details of Action:				
Summary of Action:	RECOMMEND the Knox County Commission approve PC (Planned Commercial) / TO (Technology Overlay) zoning.			
Date of Approval:	5/14/2015	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			
	LEGIS	SLATIVE ACTION AND L	DISPOSITION	
Legislative Body:	Knox County C	ommission		

Legislative Body.	Knox County Commission	
Date of Legislative Action:	6/22/2015	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: