

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 5-B-15-RZ **Related File Number:**
Application Filed: 3/19/2015 **Date of Revision:**
Applicant: BRANDON BARRETT

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:

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?:**

LEGISLATIVE ACTION AND DISPOSITION

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:**