

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 5-G-06-SP **Related File Number:** 5-M-06-RZ
Application Filed: 4/6/2006 **Date of Revision:**
Applicant: JIM DOSS / JIM PINKSTON
Owner:

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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PROPERTY INFORMATION

General Location: Northwest side Hardin Valley Rd., southwest of Solway Rd.
Other Parcel Info.:
Tax ID Number: 103 103 **Jurisdiction:** County
Size of Tract: 9.69 acres
Accessibility: Access is via Hardin Valley Rd., a three lane minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Retail **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Technology Park
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within an area of mixed use that includes residential, institutional, retail and office oriented activities that have developed under BP, PC, CA, A and OB zones

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

Street: 10817 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: Yes, from the south side of Hardin Valley Rd.
History of Zoning: None noted for this site, but other property across Hardin Valley Rd., has been changed to C and PC in recent months.

PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park)
Requested Plan Category: C (Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C (Commercial) designation for this site

Staff Recomm. (Full): Commercial designation of this site continues the trend from business park to a retail commercial node around the Hardin Valley/ Pellissippi Parkway intersection to serve the needs of students, workers and residents of the area. The sector plan proposes technology uses for the site as it did for the property across Hardin Valley to the south that was recently approved for Commercial designation and PC zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Commercial designation and PC/TO zoning, as requested for this site, was approved for the property on the south side of Hardin Valley in February and April of 2006. PC zoning of this property is consistent with that PC approval.
2. Commercial uses allowed under PC zoning would be compatible with the scale and intensity of the surrounding land use and zoning pattern.
3. A list of permitted commercial uses to be allowed under the PC zoning will be submitted with a development proposal for this property.
4. Commercial designation and PC zoning of this site continues a commercial development pattern and PC zoning along both sides of Hardin Valley Rd west of Pellissippi Parkway in a compact manner consistent with surrounding development pattern and will permit continued in-filling to accommodate future retail demand for the area. This site's development appearance needs to enhance the Pellissippi State Campus setting that it fronts and this will be looked at closely by staff during the site plan review process.
5. The property has been zoned BP /TO for the past 20 years without any business park development interest for the site. The rezoning trend to more retail oriented activities has been occurring around this interchange on both the north and south sides of Hardin Valley Rd east and west of the Pellissippi Parkway.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The PC zoning of this site will add additional traffic and increase turning movements directly across from one of the entrances to the Pellissippi State Campus located on the west side of the site.
3. The PC zone requires that the range of retail uses to be permitted must be approved by MPC with a development plan for the site. The appearance of this development in relation to the Pellissippi campus will be an important consideration of that review. Additionally, the Technology Overlay requires review of development plans by the Tennessee Technology Corridor Development Authority (TTCDA). Such plans will need to be consistent with the requirements of the TTCDA Design Guidelines.
4. Staff thinks this site would be a good location for mixed use activities, including residences, and will be working on an amendment to the PC zone to allow consideration of mixed use development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. If the applicant's requested Northwest County Sector Plan amendment is approved, PC zoning and commercial uses would be consistent with the amended plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Because the subject property is located within the Technology Overlay, a certificate of appropriateness approval from the TTCDA will be required for this zoning proposal. TTCDA will consider this proposal at their May, 2006, meeting.
4. This request may lead to future requests for commercial zoning around this interchange. However, future commercial rezonings would also require sector plan amendments and TTCDA certificates of

appropriateness.

MPC Action: Approved

MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 5/11/2006

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: 6/26/2006

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: