

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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: 6-A-06-SP **Related File Number:** 6-H-06-RZ
Application Filed: 5/11/2006 **Date of Revision:**
Applicant: W C DEVELOPMENT (REFERRED BACK FROM COUNTY COMMISSION)

PROPERTY INFORMATION

General Location: South side Hardin Valley Rd., east side Thompson Rd
Other Parcel Info.:
Tax ID Number: 104 141.01 **Jurisdiction:** County
Size of Tract: 3.86 acres
Accessibility: Access is via Hardin Valley Rd., a four lane, median divided, minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office retail use **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This sloping site is presently part of a residential subdivision that is developing under PR zoning and south of other residential subdivision development that is zoned RA.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: Property was rezoned to PR in 2004. (7-GG-04-RZ)
Extension of Zone: No
History of Zoning: Property was rezoned PR in 2004. (7-G-04-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & SLPA (Slope Protection Area)
Requested Plan Category: C (Commercial) & SLPA (Slope Protection Area)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY C (Commercial) Designation;
ADOPT RESOLUTION # 6-A-06-SP, amending the Northwest County Sector Plan to O (Office) and Slope Protection, and recommend that County Commission adopt the amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Commercial use of this site would be out of character with surrounding development and have an adverse impact on nearby residential uses. The sector plan proposes low density residential and slope protection for this site; however, the property across Hardin Valley Rd. to the north of this site is proposed for TP Technology Park uses. Office designation of this site would be compatible with the uses proposed on the north side of Hardin Valley Rd.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed Commercial designation and CA zoning are not compatible with the scale and intensity of the surrounding zoning pattern. However, approval of Office designation and OA zoning for this site would be compatible with the TP designation on the north side of Hardin Valley Rd. This request was referred back to MPC from County Commission for consideration of office zoning.
2. The current PR zoning allows reasonable use of the property and is consistent with the present sector plan designation for the site.
3. An Office designation and OA zoning would allow uses of similar intensity to TP designation and technology related uses proposed for the north side of Hardin Valley Rd in this area and be generally compatible with adjoining residential uses noted to the south.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Hardin Valley Rd. is a median divided minor arterial street has the capacity to handle additional trips that would be generated by office development of this site.
3. The requested Commercial designation and CA zoning are not compatible with surrounding residential development and zoning and would have an adverse impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses and slope protection for this site, consistent with the existing PR zone. Approval of an Office Sector Plan designation would be required to support OA zoning.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved (Emergency)

MPC Meeting Date: 2/12/2009

Details of MPC action:

Summary of MPC action:

Approve Resolution # 6-A-06-SP, amending the Northwest County Sector Plan to O (Office) and SLPA (Slope Protection), and recommend that Knox County Commission adopt the amendment.

Date of MPC Approval:

2/12/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication? Action Appealed?: 6/19/2006

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

3/23/2009

Date of Legislative Action, Second Reading: 3/23/2009

Ordinance Number:

Disposition of Case:

If "Other": Postponed 7/24/06-11/17/2008

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

Referred to MPC

If "Other":

Amendments:

Effective Date of Ordinance: