

# 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

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

**File Number:** 6-B-11-SP

**Related File Number:** 6-C-11-RZ

**Application Filed:** 4/21/2011

**Date of Revision:**

**Applicant:** CUS, LLC

## PROPERTY INFORMATION

**General Location:** South side Hardin Valley Rd., east of Bertelkamp Ln.

**Other Parcel Info.:**

**Tax ID Number:** 104 08602

**Jurisdiction:** County

**Size of Tract:** 1.6 acres

**Accessibility:** Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median within 210-220' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Daycare

**Surrounding Land Use:**

**Proposed Use:** Commercial development

**Density:**

**Sector Plan:** Northwest County **Sector Plan Designation:** Office and Slope Protection

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** The properties fronting on the south side of Hardin Valley Rd. in this area have been developed with a mix of office, commercial and low to medium density residential uses under A, RA, OA, CA, PC and PR zoning.

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

**Street:** 10238 Hardin Valley Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential) and CA (General Business)

**Former Zoning:**

**Requested Zoning:** CA (General Business)

**Previous Requests:** None noted

**Extension of Zone:** Yes, extension of C designation and CA zoning from the west

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office) & 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:

Michael Brusseau

Staff Recomm. (Abbr.):

ADOPT RESOLUTION #6-B-11-SP, amending the Northwest County Sector Plan to C (Commercial) and SLPA (Slope Protection Area) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

The proposed plan amendment is an extension of the commercial plan designation from the west. A commercial designation will allow the applicant to request CA zoning for the property. The site meets the locational criteria for the C designation in the sector plan, as well as certain criteria for amending the sector plan. The commercial plan designation must be approved in order to consider CA zoning for the site.

Comments:

SECTOR PLAN REQUIREMENTS:  
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:  
NEW ROAD OR UTILITY IMPROVEMENTS:  
No road or utility improvements have been made recently in the area, but Hardin Valley Rd. is a minor arterial street capable of handling the traffic generated from the proposed use of the site. The subject property is located about one mile east of the interchange with Pellissippi Pkwy.  
ERROR OR OMISSION IN CURRENT PLAN:  
The current sector plan proposes office uses and slope protection for this site. The slope protection area will not be amended with this application. The commercial is an extension of the plan designation from the west. There is also commercial zoning to the east of the site that is not recognized on the sector plan.  
CHANGES IN GOVERNMENT POLICY:  
Several rezonings to commercial have been approved in this general area in recent years. The site on the west side of the subject property is designated as commercial on the sector plan and zoned CA. It has been recently developed with D-1 Sports Facility and a medical office.  
CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:  
Commercial development has been approved on several sites on the south side of Hardin Valley Rd. A significant amount of commercial zoning has also been approved on the north side. There is development pressure for commercial in this area because of the proximity to the interchange with Pellissippi Pkwy. to the west. Also, there has been significant residential development in this area over the last 10-15 years.

Action:

Approved

Meeting Date: 6/9/2011

Details of Action:

Summary of Action:

ADOPT resolution # 6-B-11-SP, amending the Northwest County Sector Plan to C (Commercial) and SLPA (Slope Protection Area) and recommend the Knox County Commission also adopt the amendment.

Date of Approval:

6/9/2011

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: 7/25/2011

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**