

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-E-08-SP **Related File Number:** 6-I-08-RZ
Application Filed: 5/5/2008 **Date of Revision:**
Applicant: HARDIN VALLEY TWO, LLC

PROPERTY INFORMATION

General Location: South side Hardin Valley Rd., west of Westcott Blvd.
Other Parcel Info.:
Tax ID Number: 104 017.01 OTHER: PORTION ZONED PR **Jurisdiction:** County
Size of Tract: 16.34 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: Commercial development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is located in a mixed use area of office, business and residential uses that have occurred under A, RA, PR, LI and PC zones. The sector plan proposes commercial, low density residential and slope protection for the site.

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: PC (Planned Commercial)
Previous Requests: 6-H-07-RZ
Extension of Zone: Yes
History of Zoning: Parcel was rezoned from A to PC and PR in 2007. (6-H-07-RZ)

PLAN INFORMATION (where applicable)

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

Date of Legislative Appeal:

Effective Date of Ordinance: