CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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



www•knoxmpc•org

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

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 form 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)

8/18/2008 04:44 PM Page 1 of 3

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.): WITHDRAW at the request of the applicant

Staff Recomm. (Full): Extending the Commercial land use designation and PC zoning to include the present PR zoned

portion of the site would extend non-residential uses too far into the designated LDR area and could

have a detrimental impact on the established and proposed character of the area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The present Commercial and LDR land use designation and PC and PR zoning are the appropriate designations for this site given it's environmental constraint of steep slopes. (See slope analysis map and table.) The potential adverse impact commercial development over this entire site could have on the established and future residential development of adjoining property in the manner proposed by the adopted plan also does not support this request.

2. Allowing Commercial designation and PC zoning over the entire site will bring pressure to propose

similar land uses for the adjacent property now proposed for low density residential use.

3. PC zoning already exist on the appropriate portion of the site adjacent to Hardin Valley Rd., and

across Hardin Valley Dr. from established PC, LI and I zones to the north.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The proposed PC zoning would allow retail or office development of an additional 9.6 acre portion of the site in a manner incompatible with the site's constraints and the adjacent established and proposed development pattern.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Approval of the sector plan amendment for Commercial designation is required to approve PC zoning on the entire site.

2. The site is located within the Planned Growth Area of the Knoxville Knox County-Farragut Growth

Policy Plan.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 8/14/2008

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Postponements: 6/12/2008,7/10/2008

Date of Withdrawal: 8/14/2008 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/22/2008 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

8/18/2008 04:44 PM Page 2 of 3

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Effective Date of Ordinance:

8/18/2008 04:44 PM Page 3 of 3