

CASE SUMMARY

APPLICATION TYPE: REZONING

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-H-07-RZ **Related File Number:**
Application Filed: 5/3/2007 **Date of Revision:** 7/3/2007
Applicant: H. FREDRICK PARKER HARDIN VALLEY, LLC

PROPERTY INFORMATION

General Location: South side Hardin Valley Rd., southwest of Westcott Blvd.
Other Parcel Info.:
Tax ID Number: 104 017.01 OTHER: 6.9 AC TO PC PLUS 1.9 AC. ROW **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: Retail/office in PC north part (6.9 acres). Townhouse units in PR portion (9.4 acres) **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** C, LDR and SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within the Hardin Valley development corridor that includes residential, office, commercial and industrial uses that have developed under PC, CA, OA, LI, I, PR, RA and A zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential) and PC (Planned Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.):

APPROVE PC (Planned Commercial) zoning limited to office uses only east of the proposed Road 'A'.
(See attached zoning plan.)

APPROVE PR (Planned Residential) zoning for the southern half of the site at maximum density of 4 units per acre

Staff Recomm. (Full):

Restricted PC zoning of the front 6.9 acres of the site and PR zoning of the remaining 9.4 acres are consistent with other zoning and development in the area that includes CA, LI, PC, OB, PR, and RA zones. Both PC, and PR zones require MPC development plan approval where slope protection, access limitation and landscape buffering can be addressed. The sector plan proposes commercial, slope protection and low density residential use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Restricted PC zoning limited to office uses east of the proposed road 'A' on the site and PR zoning at a density of up to 4 du/ac will allow retail/office and residential development that is compatible with the physical constraints of the site and similar in scale and intensity to the immediate area's mixed use development.
2. PC and PR zoning will require plan review and approval prior to development of the property. During this review, issues such as slope protection, traffic, drainage, and other development concerns can be addressed.
3. PC and PR zoning will allow development similar to surrounding uses that include retail and office uses, as well as large and small lot residential and townhouse developments.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed rezoning would allow consideration of a development with a maximum of 56 dwelling units. Approximately 650 new vehicle trips would be generated and approximately 10 school-aged children would be added to the school system.
3. The PC and PR zoning at up to 4 du/ac. density would have a similar impact as other nearby, recently zoned and developed property under PR, PC, and OA zones.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The PC and PR zoning at a up to 4 du/ac. density are consistent with the commercial, slope protection, and low density residential uses proposed for this site by the Northwest County Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 8/9/2007

Details of MPC action:

Summary of MPC action:

APPROVE PC (Planned Commercial) limited to office uses only east of the proposed Road 'A' and approve PR (Planned Residential) for the southern half of the site at a density up to 4 dwelling units per acre

Date of MPC Approval:

8/9/2007

Date of Denial:

Postponements: 6/14/2007-7/12/2007

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 10/22/2007

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: