

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 7-B-03-SP **Related File Number:** 7-J-03-RZ
Application Filed: 6/9/2003 **Date of Revision:**
Applicant: CONI HEIDLE
Owner:

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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PROPERTY INFORMATION

General Location: North side Hardin Valley Rd., east of Reagan Rd.
Other Parcel Info.:
Tax ID Number: 104 16 **Jurisdiction:** County
Size of Tract: 3.49 acres
Accessibility: Access is via Hardin Valley Rd., a four lane, median divided minor arterial street

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling and mobile home
Surrounding Land Use:
Proposed Use: Warehousing (mini-storage) **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Technology Park
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within an area of mixed uses that includes residences, an office, and an industrial park.
Zoning in the area includes LI, I, OA, RA, F and A.

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

Street: 10241 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / F (Floodway)
Former Zoning:
Requested Zoning: LI (Light Industrial) / F (Floodway)
Previous Requests: None noted
Extension of Zone: Yes/Yes
History of Zoning: None for this site, but adjacent 90 acre site to the west was zoned LI in 2001. (8-J-01-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park)
Requested Plan Category: LI (Light Industrial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 LI (Light Industrial) sector plan designation

Staff Recomm. (Full): Light Industrial zoning is already in place on the 90-acre property to the west; this LI expansion would have minimal impact on nearby residential development. This request would extend light industrial zoning 245' along this section of Hardin Valley Rd. in a manner consistent with the policies of the General Plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The light industrial zoning is needed to develop this site with a mini-storage facility.
2. Light industrial zoning of the site will accommodate the proposed business while providing a small expansion of adjacent LI zoning from the west.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer are available to serve the site.
2. The request will not have any impact on the school system.
3. The impact to the streets will be minimal, especially with the Hardin Valley Rd. improvements recently completed in this area.
4. The zoning of the site for light industrial development will have minimal impact on adjacent properties since the 90 acre site to the west of the site is already zoned Light Industrial.

CONFORMITY OF PROPOSAL TO ADOPTED PLANS
1. With the recommended sector plan change to light industrial, the recommended LI zoning will be consistent with the sector plan. The current TP (Technology Park) sector plan recommendation cannot be implemented since the site is not within the technology overlay boundary and cannot be considered for BP zoning.
2. If approved, this request could lead to future light industrial requests within this area based on the current Northwest County Sector Plan recommendation.

MPC Action: Approved MPC Meeting Date: 7/10/2003

Details of MPC action:

Summary of MPC action: APPROVE LI (Light Industrial)

Date of MPC Approval: 7/10/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 8/25/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

