

# 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:** 7-B-13-SP                      **Related File Number:** 7-E-13-RZ  
**Application Filed:** 5/21/2013              **Date of Revision:**  
**Applicant:** E.C. BALDONADO CORP.

## PROPERTY INFORMATION

**General Location:** North side Hardin Valley Rd., east of Cherahala Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 00801                      **Jurisdiction:** County  
**Size of Tract:** 2.43 acres  
**Accessibility:** Access is via Hardin Valley Rd., a 4-lane, median-divided, minor arterial street within 190-200' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Uses allowed under CA zoning                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Technology Park  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with commercial and business park uses, under BP, CA and PC zoning. There is residential development to the east, zoned PR and RA. The subject and adjacent properties are all within the technological overlay.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business) / TO (Technology Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of GC plan designation from the southwest  
**History of Zoning:** None noted for this site

## PLAN INFORMATION (where applicable)

**Current Plan Category:** TP (Technology Park)

Requested Plan Category: GC (General Commercial)

**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 #7-B-13-SP, amending the Northwest County Sector Plan to GC (General Commercial) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): General commercial uses for this site would be an extension of those uses from the southwest.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made recently to Hardin Valley Rd. Hardin Valley Rd. is a minor arterial street with four lanes, capable of serving additional traffic that would be generated by commercial development of this site. Water and sanitary sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes general commercial uses to the southwest of this site. This proposal represents a logical extension of that designation to the east. General commercial uses may be appropriate for additional sites to the east, but would need to stop short of the residential subdivision at Hardin Farms Lane.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

Numerous applications for commercial plan designations and zoning have been supported by MPC, TTCDA and Knox County Commission between Pellissippi Parkway and this site along the north side of Hardin Valley Rd. This proposal continues that trend.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The trend for properties fronting on the north side of this section of Hardin Valley Rd. has been for commercial uses. Residential development in the area has increased in recent years, prompting the demand for more commercial development.

Action: Approved

Meeting Date: 7/11/2013

Details of Action:

Summary of Action: ADOPT RESOLUTION #7-B-13-SP, amending the Northwest County Sector Plan to GC (General Commercial) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative.

Date of Approval: 7/11/2013

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: 8/26/2013

Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**

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