

# 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-17-SP

Related File Number: 7-B-17-RZ

Application Filed: 5/15/2017

Date of Revision:

Applicant: DAVID HOBBS

## PROPERTY INFORMATION

General Location: North side Hardin Valley Rd., east of Steele Rd.

Other Parcel Info.:

Tax ID Number: 117 031

Jurisdiction: County

Size of Tract: 3.1 acres

Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 3 lanes, including a center turning lane, within 100' of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Retail and/or mixed use

Density:

Sector Plan: Northwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The predominant land uses in this area are the Hardin Valley Schools. The closest developed commercial is the Food City center on the west side of Steele Rd., zoned CA. Other development in the area is agricultural or low density residential, zoned A or PR.

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

Street: 11333 Hardin Valley Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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-17-SP, amending the Northwest County Sector Plan to NC (Neighborhood Commercial) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.) (Applicant requested GC.)

Staff Recomm. (Full): Neighborhood commercial (NC) uses will allow reasonable use of the property, which is suitable for non-residential uses. The NC designation will limit the zoning to the more appropriate CN zoning. There are several properties to the west that are already proposed for commercial uses and zoned CA. Those properties are more suitable for and meet the need for the less restrictive CA zoning in the area.

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:

Hardin Valley Rd. was recently improved to three lanes in this section. Utilities are available in the area. With development of the Hardin Valley Schools surrounding the subject property and the road improvements, this site is less desirable for residential uses, as currently proposed.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for low density residential use for the site. However, this site is surrounded by the Hardin Valley Academy property in a high traffic area along Hardin Valley Rd., making it less desirable for residential uses and feasible for commercial development.

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

This location near the schools is appropriate for neighborhood commercial uses. The recommended CN zone is intended to allow lower impact neighborhood serving commercial uses.

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

With the improvements to Hardin Valley Rd. and the heavy impact of the surrounding schools., it is expected that there may be some pressure to rezone some properties to commercial. This location is appropriate for the establishment of a small neighborhood commercial node.

Action: Approved Meeting Date: 7/13/2017

Details of Action: ADOPT RESOLUTION #7-B-17-SP, amending the Northwest County Sector Plan to GC (General Commercial) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.) (Applicant requested GC.)

Summary of Action: Adopt Resolution #7-B-17-SP, amending the Northwest County Sector Plan to GC (General Commercial) and recommend the Knox County Commission also adopt the sector plan amendment

Date of Approval: 7/13/2017 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:** 8/28/2017

**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:**