

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



Planning

KNOXVILLE | KNOX COUNTY

File Number: 7-B-23-SP

Related File Number: 7-N-23-RZ

Application Filed: 5/30/2023

Date of Revision:

Applicant: DALE AKINS

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd, east of Westcott Blvd

Other Parcel Info.:

Tax ID Number: 104 084.08 (PART OF) OTHER: THE REZONING REQU **Jurisdiction:** County

Size of Tract: 2.95 acres

Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median/turn-lane within 200-ft of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Water

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Northwest County **Sector Plan Designation:** O (Office), SP (Stream Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area along Hardin Valley Rd. is developed with a mix of residential, commercial and office uses. Westbridge Business Park is to the north.

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

Street: 10105 HARDIN VALLEY RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), F (Floodway), OB (Office, Medical, and Related Services)

Former Zoning:

Requested Zoning: CA (General Business), F (Floodway)

Previous Requests:

Extension of Zone: Yes, this is an extension of the plan designation. No, this is not an extension of the zoning.

History of Zoning: A portion of this property was rezoned from A & PC to OB in 2017 (2-C-17-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office), SP (Stream Protection)

Requested Plan Category: GC (General Commercial), SP (Stream Protection)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the sector plan amendment to the GC (General Commercial) land use classification because it is a minor extension of that land use class at an existing commercial node. The SP (Stream Protection) land use classification will be retained.

Staff Recomm. (Full):

Comments:

The rezoning request is for the area outside the F (Floodway) zone. The sector plan amendment is for the entire parcel because the SP (Stream Protection) is an overlay and is not being modified.

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This section of Hardin Valley Road has developed as a small commercial node. There is a veterinary clinic and hardware store to the east in the PC (Planned Commercial) zone. The PC zone was established in the 1970s.
2. The sector plan designation on the properties to the east was amended from O (Office) to GC (General Commercial) in 2017 (8-A-17-SP) to allow consideration of the hardware store in the PC zone. The 2016 Northwest County Sector Plan did not anticipate the establishment of GC in this area.
3. The business park and commercial land uses surround this site, leaving this property as the only O (Office) and use in this area.

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

1. The extension of Cherahala Boulevard to Coward Mill Road was completed in 2022 and was not anticipated in the 2016 Northwest County Sector Plan. This improvement was made to help with connectivity to the Mill Creek Elementary School opening in the fall of 2023. The road extension will have little impact on the subject site.
2. The Hardin Valley Road interchange improvements at Pellissippi Parkway were completed in 2022 and were anticipated to be completed.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no major errors or omissions in the plan.
2. The SP (Stream Protection) designation is being retained.

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

1. The establishment of the commercial node expansion on the properties to the east, as well as additional commercial zoning to the west, makes commercial zoning on this parcel more feasible..

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action:

Approved

Meeting Date: 7/13/2023

Details of Action:

Summary of Action:

Approve the sector plan amendment to the GC (General Commercial) land use classification because

it is a minor extension of that land use class at an existing commercial node. The SP (Stream Protection) land use classification will be retained.

Date of Approval:

7/13/2023

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: 8/28/2023

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: