

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: 8-A-17-SP
Application Filed: 6/26/2017
Applicant: GBS ENGINEERING

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side Hardin Valley Rd., east of Westcott Blvd.
Other Parcel Info.:
Tax ID Number: 104 082 **Jurisdiction:** County
Size of Tract: 7.14 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median within 250' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Animal hospital
Surrounding Land Use:
Proposed Use: Hardware store **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Office and Stream Protection
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located between Westbridge Business Park to the west, zoned I, and a residential subdivision to the east, zoned PR. Other development in the area is comprised of a mix of commercial, office and low to medium density residential development.

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

Street: 10017 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: Uses on review approved by MPC for animal hospital (7-L-04-UR) and later, an expansion (7-F-15-UR).

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office) and STPA (Stream Protection Area)

Requested Plan Category: GC (General Commercial) and STPA (Stream Protection Area)

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 #8-A-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.)

Staff Recomm. (Full): The proposed GC (General Commercial) plan designation will allow the property to be developed with commercial uses, as permitted by it's current PC (Planned Commercial) zoning. The site is separated from adjacent residential uses to the northeast by Plumb Creek and is adjacent to a large business park to the northwest. Considering the site's natural separation from residential uses and it's access to Hardin Valley Rd., a 4-lane, minor arterial street, the subject property is appropriate for commercial development.

Comments: Although the subject property is currently zoned PC, which would allow consideration of the applicant's proposed use of a hardware store, it is proposed for office uses only on the sector plan. If approved to GC as requested, this sector plan amendment will allow the applicant to submit a development plan for retail use for MPC consideration as a use on review.

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. is a 4-lane minor arterial street with center median, and is capable of handling the additional traffic that would be generated with commercial development of the site.. Utilities are available in the area. Staff is of the opinion that either office or commercial uses would be appropriate for this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for office use for the site. However, this site is currently zoned PC (Planned Commercial), which allows commercial uses. Approval of this request would bring the sector plan designation into consistency with the current zoning of the site.

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

This location of the business park and other commercial uses to the west have established a pattern along Hardin Valley Rd. This recommended plan amendment continues that pattern.

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

Several commercial uses have been developed along this section of Hardin Valley Rd., under both CA and PC zoning. This location is appropriate for the establishment of a small commercial development.

Action: Approved Meeting Date: 8/10/2017

Details of Action:

Summary of Action: Adopt Resolution #8-A-17-SP, amending the Northwest County Sector Plan to GC (General Commercial) and STPA (Stream Protection Area) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval: 8/10/2017 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: 9/25/2017

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: