# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 8-C-06-SP Related File Number: 8-M-06-RZ

**Application Filed:** 7/10/2006 **Date of Revision:** 7/20/2006

Applicant: DAVID O. ROBINETTE

Owner:

METROPOLITAN
PLANNING
COMMISSION

Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

### **PROPERTY INFORMATION**

General Location: Southeast side Hardin Valley Rd., southwest of Castaic Ln., southwest of Pellissippi Parkway

Other Parcel Info.:

Tax ID Number: 103 117, 118 Jurisdiction: County

Size of Tract: 10 acres

Accessibility: Access is via Hardin Valley Rd., a three lane minor arterial street with center median within 75' of right

of way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Residence

**Surrounding Land Use:** 

Proposed Use: Commercial development Density:

Sector Plan: Northwest County Sector Plan Designation: Technology Park

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** To the north is Pellissippi State College, zoned BP/TO. To the east at the interchange are commercial

and office uses, zoned PC/TO. Directly south along Pellissippi Pkwy., are undeveloped parcels zoned

BP/TO. Pellissippi Greenway and Parkway are located to the east.

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

Street: 10714 Hardin Valley Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / TO (Technology Overlay)

Former Zoning:

Requested Zoning: CA (General Business) / TO (Technology Overlay)

Previous Requests: None noted

Extension of Zone: No

**History of Zoning:** None noted for this site. The BP/TO zoning has been in place since the early 1980's.

#### PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park) & SLPA (Slope Protection Area)

3/19/2007 05:38 PM Page 1 of 2

Requested Plan Category: C (Commercial) & SLPA (Slope Protection Area)

### 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE MU (Mixed Use) and SLPA (Slope Protection Area) sector plan designations. (Applicant

requested Commercial).

Staff Recomm. (Full): Applicant requested commercial land use but agrees with the mixed use designation. The text of the

sector plan will be changed to recognize that office, technology park, retail, and single and medium

density residential uses are appropriate in the designated area.

Comments:

MPC Action: Approved MPC Meeting Date: 8/10/2006

**Details of MPC action:** 

Summary of MPC action: APPROVE MU (Mixed Use) and SLPA (Slope Protection Area)

Date of MPC Approval: 8/10/2006 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: 9/25/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

3/19/2007 05:38 PM Page 2 of 2