

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 8-D-21-SP

Related File Number: 8-O-21-RZ

Application Filed: 7/6/2021

Date of Revision:

Applicant: RUSTY BITTLE

PROPERTY INFORMATION

General Location: Southside of Hardin Valley Road, southeast of Steele Road intersection

Other Parcel Info.:

Tax ID Number: 117 02512

Jurisdiction: County

Size of Tract: 1.14 acres

Accessibility: Access is via Hardin Valley Road, a minor arterial with a pavement width of 72-ft and a right-of-way width of 88-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Northwest County **Sector Plan Designation:** RC (Rural Commercial) & HP (Hillside Protection)

Growth Policy Plan: Rural Area

Neighborhood Context: This area of Hardin Valley Road near the intersection with Steele Road is a community center with schools and commercial facilities located in close proximity to single family residential neighborhoods and some remaining large lot agriculturally zoned properties.

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

Street: 11420 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:

Extension of Zone: No, area is shown as RC (Rural Commercial). Yes, an extension of CA (General Business) to the west.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: RC (Rural Commercial) & HP (Hillside Protection)

Requested Plan Category: GC (General Commercial) & HP (Hillside 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:

Liz Albertson

Staff Recomm. (Abbr.):

Deny GC (General Commercial) and HP (Hillside Protection) because it is not consistent with the Northwest County Sector Plan.

Staff Recomm. (Full):

Comments:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

- 1. Wastewater capacity has been recently expanded in this area, and electrical line improvements are currently being planned as well. A new middle school was also completed in 2018.
- 2. This area is within the Rural Area of the Growth Policy Plan, which does not recommend commercial zone districts other than CR (Rural Commercial).

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

- 1. There has been a recently completed expansion of wastewater capacity in this area by the West Knox Utility District. A study for forthcoming electrical line improvements by the West Knox Utility District and TVA is also underway.
- 2. Sidewalks along Hardin Valley Road make pedestrian connectivity between residential neighborhoods and commercial businesses more accessible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. There are no significant errors or omissions in the plan for this property. The existing plan proposes Rural Commercial for this area of Hardin Valley Road, near the intersection with Steele Road leading toward the Pellissippi Parkway.

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

- 1. The continued residential growth in the Hardin Valley area has precipitated commercial and office growth as well. The proposed rezoning continues an expansion of commercial uses, toward the Pellissippi Parkway Corridor.
- 2. The adjacent commercial strip under construction to the west is being developed with CA (General Business) zoning and has an approved consolidated access point for near the intersection with Steele Road and Hardin Valley Road.

Action:

Approved

Meeting Date: 8/12/2021

Details of Action:

Approve GC (General Commercial) and HP (Hillside Protection) because of changing conditions in the area.

Summary of Action:

Approve GC (General Commercial) and HP (Hillside Protection) because of changing conditions in the area.

Date of Approval:

8/12/2021

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: 9/27/2021

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: