

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 8-E-01-SP                      **Related File Number:** 8-K-01-RZ  
**Application Filed:** 7/28/2001              **Date of Revision:**  
**Applicant:** JOHN KING  
**Owner:**

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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### PROPERTY INFORMATION

**General Location:** South side Hardin Valley Rd., east of Southern Shade Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 87, 89, 89.01                      **Jurisdiction:** County  
**Size of Tract:** 14 acres  
**Accessibility:** Access is via Hardin Valley Rd., a four-lane, median-divided, minor arterial street with 150 to 230' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with residential uses under Agricultural zoning, including the Southern Shade subdivision to the southwest.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** OA (Office Park)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted. Office zoning was recently approved on adjacent parcel 89.04 by Knox County Commission without a sector plan amendment. MPC recommended denial of both CA and OA. (3-O-01-RZ)

### PLAN INFORMATION (where applicable)

**Current Plan Category:** Low Density Residential

