# **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:



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

## 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

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Requested Plan Category: Office

#### 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.): TABLE the sector plan amendment request so that proposed uses for this property can be considered

within the context of an updated Northwest County Sector Plan.

Staff Recomm. (Full):

**Comments:** The Northwest County Sector Plan designates this site for low density residential development. This

property, as well as the property on the north side of Hardin Valley Road (see 8-J-01-RZ), should be reviewed as part of the update of the sector plan, which is scheduled to be underway by the end of this

year.

MPC Action: Denied MPC Meeting Date: 9/13/2001

**Details of MPC action:** 

Summary of MPC action: DENY Office

Date of MPC Approval: Date of Denial: 9/13/2001 Postponements: 8/9/01

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?: 10/8/2001

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 12/17/2001 Date of Legislative Action, Second Reading: 2/25/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved parcel 87, postponed Disposition of Case, Second Reading: Denied (Withdrawn)

If "Other": parcels 89 & 89.01 postponed until February 25, If "Other":

2002

Amendments: Amendments:

Withdrawn by applicant

Date of Legislative Appeal: Effective Date of Ordinance:

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