CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 8-E-15-SP Related File Number: 8-H-15-RZ

Application Filed: 6/26/2015 **Date of Revision:**

Applicant: DAVID PRESLEY



Suite 403 • City County Building 4 0 0 Main Street 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: North side Hardin Valley Rd., east of Hardin Farms Ln.

Other Parcel Info.:

Tax ID Number: 104 01102 Jurisdiction: County

Size of Tract: 1 acres

Access ibility: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median within 195-

215' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Medical office Density:

Sector Plan: Northwest County Sector Plan Designation: TP

Growth Policy Plan: Planned Growth Area

Neighborhood Context: Most of the properties on the north side of Hardin Valley Rd. in this area are zoned for and developed

with non-residential uses. The subject property is adjacent to one of the few residential developments on the north side, Hardin Valley Farms to the west, which is zoned RA/TO. There is also a vacant tract

to the northwest, zoned PR.

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

Street: 10437 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

PLAN INFORMATION (where applicable)

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Current Plan Category: TP (Technology Park) Requested Plan Category: GC (General Commercial)

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

ADOPT RESOLUTION #8-E-15-SP, amending the Northwest County Sector Plan to O (Office) and Staff Recomm. (Abbr.):

recommend that County Commission also adopt the sector plan amendment. (See attached resolution,

Exhibit A.) (Applicant requested GC.)

Staff recognizes that the property may not be desirable for residential uses, but allowing commercial Staff Recomm. (Full):

uses would place non-compatible commercial use to the rear of established residential uses to the west. Office uses would be more compatible with adjacent residential and are not as likely to generate as much traffic or have late business hours. Offices would be an appropriate transitional use between the adjacent low density residential uses to the west and the church (zoned CA/TO) to the east. An office designation would allow consideration of OB zoning, which would allow the listed, proposed use of a medical office or any number of other similar uses, giving the applicant reasonable use of the

property.

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

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:

No known improvements have been recently made to Hardin Valley Rd. or area utilities, but they are adequate to serve the proposed commercial or the recommended office uses. Public water and sewer

utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes technology park uses for the site. However, this site is only about 1 acre in size, which is too small to support the intended type of development typically found in a technology park. BP (Business & Technology Park) zoning has large setback requirements and is intended to support technology based businesses in a park setting. This site is not appropriate for BP zoning or the requested CA zoning, so staff is recommending office uses as a reasonable alternative. This site is one of the few fronting on the north side of Hardin Valley Rd. in this area that is not already zoned for non-residential uses. The recommended office plan designation will allow the applicant reasonable use of the site, while minimizing the potential negative impact on adjacent residential uses.

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

No changes in government policy apply in this case. Office uses are appropriate as a transition between residential uses to the west and potential commercial uses to the east.

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

No new information or trends exist to reveal the need for a plan amendment. With the recommended sector plan amendment to office, an area of transition would be established between adjacent

commercial and residential uses.

Action: Approved Meeting Date: 8/13/2015

Details of Action:

Summary of Action: Adopt resolution #8-E-15-SP, amending the Northwest County Sector Plan to O (Office) and

recommend the Knox County Commission also adopt the sector plan amendment.

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Date of Approval:	8/13/2015 Da	te of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		
LEGISLATIVE ACTION AND DISPOSITION			
Legislative Body:	Knox County Commission	on	
Date of Legislative Action:	9/28/2015	Date of Legislative Actio	n, Second Reading:
Ordinance Number:		Other Ordinance Numbe	r References:
Disposition of Case:	Approved	Disposition of Case, Sec	ond Reading:
If "Other":		If "Other":	
Amendments:		Amendments:	

Effective Date of Ordinance:

Date of Legislative Appeal:

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