

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 8-H-20-UR **Related File Number:** 8-SE-20-C
Application Filed: 6/29/2020 **Date of Revision:**
Applicant: KIRKLAND FINANCIAL

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., east of Blackberry Ridge Blvd.
Other Parcel Info.:
Tax ID Number: 103 10804 (PART OF) OTHER: , AND 103NF001 AND 08 **Jurisdiction:** County
Size of Tract: 4.49 acres
Accessibility: Access is from Hardin Valley Rd., a minor arterial street with 3 lanes and a center turn lane with 45' of pavement width within 85-100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family residential **Density:** 3.56 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) & MDR (Medium D
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is primarily a mix of single family residential and large agriculturally zoned lots. The agriculturally zoned properties have been steadily developing into single family detached residential neighborhoods following rezonings to PR since the mid-1980s. The adjacent properties to the north and east have been cleared for residential development, but have not yet been constructed.

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

Street: 11103 Hardin Valley Rd., 0 & 2402 Blackberry Ridge Blvd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property was rezoned from A (Agricultural) and PR (Planned Residential) with up to 3 du/ac to PR with up to 4 du/ac in 2016 (# 12-D-16-RZ).

PLAN INFORMATION (where applicable)

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**