

# CASE SUMMARY

## APPLICATION TYPE: REZONING

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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Knoxville, Tennessee 37902  
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**File Number:** 8-J-01-RZ                      **Related File Number:**  
**Application Filed:** 7/12/2001              **Date of Revision:**  
**Applicant:** JOHN KING  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Hardin Valley Rd., east side Reagan Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 12, 14, 15                      **Jurisdiction:** County  
**Size of Tract:** 99 acres  
**Accessibility:** Access is via Reagan Rd., a minor collector street with 17' to 18' of pavement width and Hardin Valley Dr., a four lane median divided, minor arterial street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Farming  
**Surrounding Land Use:**  
**Proposed Use:** Light industrial use                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The property is part of the Hardin Valley rural area that has been impacted by the Technology Corridor established along Pellissippi Parkway and Knox County's Westbridge Industrial Park.

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

**Street:** 10309 Hardin Valley Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), I (Industrial) & F (Floodway)  
**Former Zoning:**  
**Requested Zoning:** LI (Light Industrial) & F(Floodway)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**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: kp

Staff Recomm. (Abbr.): TABLE this 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 property for technology park development. This property, as well as the property on the south side of Hardin Valley Drive (see 8-E-01-SP and 8-K-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. If the property is to remain designated for technology park uses, the update process also will allow the consideration and recommendation of zones appropriate for such development.

MPC Action: Approved

MPC Meeting Date: 9/13/2001

Details of MPC action:

Summary of MPC action: Approve LI (Light Industrial) &amp; F (Floodway)

Date of MPC Approval: 9/13/2001

Date of Denial:

Postponements: 8/9/2001

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 10/22/2001

Date of Legislative Action, Second Reading: 11/19/2001

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Added condition of 100' building setback from Reagan Road and parking allowed in 50' setback from road.

Date of Legislative Appeal:

Effective Date of Ordinance: