

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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www.knoxmpc.org

File Number: 8-M-06-RZ **Related File Number:** 8-C-06-SP
Application Filed: 7/10/2006 **Date of Revision:** 7/20/2006
Applicant: DAVID O. ROBINETTE
Owner:

PROPERTY INFORMATION

General Location: Southeast side Hardin Valley Rd., southwest of Castaic Ln., southwest of Pellissippi Parkway
Other Parcel Info.:
Tax ID Number: 103 117, 118 **Jurisdiction:** County
Size of Tract: 10 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Technology Park
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 10714 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:
History of Zoning:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PC (Planned Commercial) / TO (Technology Overlay) zoning, limited to BP (Business & Technology Park), SC (Shopping Center) and CN (Neighborhood Commercial) uses, subject to the 6 conditions below:

Staff Recomm. (Full): These requests have been reviewed in conjunction with 7-K-06-RZ/7-B-06-SP (H.E. Bittle, Jr.), which is an adjacent property to the south with the same requests. The staff recommendations for these two properties are the same, because the two sites are both included on the proposed plan by the applicants. The applicants requested CA/TO, but are in agreement with the recommended limited and conditioned zoning, which generally supports the preliminary plan for the properties. The designated references to the preceding zones will allow the type of development which has been depicted on the attached concept plan (developed by Johnson Architecture, Inc, dated 7/14/06). The following conditions shall apply as a master plan is created for the development:

1. A connecting road as depicted, running from Hardin Valley Road to the southern edge of the property;
2. The proportion of uses, depicted in the concept plan, be used as the basis of the future land development;
3. Office and/or BP (Business & Technology Park) uses be located adjacent to the parkway;
4. The out parcels, depicted on the concept plan to the east side of the connector road at the southern end of the property, be limited to office development;
5. Steep slopes and other environmentally sensitive areas be preserved as part of site plan development (these areas are depicted on the attached Slope Analysis Map).; and
6. The residential development depicted on the plan will require a rezoning of that portion of the site to PR (Planned Residential) at a density of no more than 12 du/ac. If this area is not rezoned to PR, uses for this portion of the site should be limited to office uses.

Comments:

The current Northwest County Sector Plan designates this area for mixed-use development, noting the potential for office and medium density residential development if master-planned. The concept plan that the applicant has provided depicts a mix of retail, office and residential uses. The Tennessee Technology Corridor Development Authority has noted in recent planning discussions that office and technology-related uses should be located next to the parkway, maintaining a corporate and technology-based image along the corridor. The applicant's concept plan was drafted to include such uses in that location. The Sector Plan and Long Range Transportation Plan propose a continuous road between Hardin Valley and Yarnell/Lovell Rds. The applicant's preliminary plan includes a portion of that future road.

The developer will be encouraged to meet with the Tennessee Technology Corridor Development Authority (TTCCA) staff for a pre-application workshop prior to site preparation and developing of the final site plan to discuss specific site planning issues.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommendation is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Conditioned PC zoning is compatible with adjacent properties to the north that are developed with commercial uses under PC/TO zoning.
3. A mixed use development, as recommended, is appropriate for these sites, which are located along the Pellissippi Parkway Technology Corridor.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site, but may have to be extended to this site.
2. The proposal will have a minimal impact on schools. The impact to streets will be lessened with the proposed construction of the new street, as depicted on the development plan, which will connect Hardin Valley Rd. to Carmichael Rd. Direct access to Pellissippi Parkway should be discouraged.
3. The recommended PC zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended sector plan amendment to mixed uses, the recommended zoning is consistent with the Northwest County Sector Plan.
2. The sites are located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Because the subject properties are located within the Technology Overlay district, Certificates of Appropriateness from the TTCDA will also be required for these proposals. TTCDA will consider these proposals at their August 7, 2006 meeting.
4. This request may lead to future sector plan or rezoning requests for commercial or other uses on other properties in the area, especially on similar property to the south of this site, which is also undeveloped and situated along the west side of Pellissippi Parkway.

PC/TO zoning requires MPC's use on review approval of a site plan prior to development of the site. The TO overlay will require approval of a Certificate of Appropriateness from TTCDA prior to development of the site.

MPC Action: Approved **MPC Meeting Date:** 8/10/2006

Details of MPC action: These requests have been reviewed in conjunction with 7-K-06-RZ/7-B-06-SP (H.E. Bittle, Jr.), which is an adjacent property to the south with the same requests. The staff recommendations for these two properties are the same, because the two sites are both included on the proposed plan by the applicants. The applicants requested CA/TO, but are in agreement with the recommended limited and conditioned zoning, which generally supports the preliminary plan for the properties. The designated references to the preceding zones will allow the type of development which has been depicted on the attached concept plan (developed by Johnson Architecture, Inc, dated 7/14/06). The following conditions shall apply as a master plan is created for the development:

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Summary of MPC action: APPROVE PC (Planned Commercial) / TO (Technology Overlay) zoning, limited to BP (Business & Technology Park), SC (Shopping Center) and CN (Neighborhood Commercial) uses, subject to 6 conditions.

Date of MPC Approval: 8/10/2006 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	9/25/2006	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance:

