

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 9-C-23-DP Related File Number:
Application Filed: 7/31/2023 Date of Revision:
Applicant: MARK CAMPBELL

PROPERTY INFORMATION

General Location: West side of Greenland Way, Southside of Hardin Valley Rd
Other Parcel Info.:
Tax ID Number: 103 M A 004 **Jurisdiction:** County
Size of Tract: 1.75 acres
Accessibility: Access is via Spring Bluff Way, a private joint permanent access easement, with a 25-ft pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Fast Food Restaurant **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** GC (General Commercial), HP (Hillside Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is a part of the commercial node along Hardin Valley Road just west of the interchange with Pellissippi Parkway. To the north is Pellissippi State Community College and to the west is mostly single family subdivisions.

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

Street: 2187 GREENLAND WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2005, the property was rezoned from A (Agricultural) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay). (12-Q-05-RZ / 12-I-05-SP)

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial), HP (Hillside Protection)

Greenland Way.

B. (4.3) Develop and use guidelines to foster good architectural design, landscaping, and aesthetically-pleasing streetscapes. - This property is in the Technology Overlay and will require TTCDA (Tennessee Technology Corridor Development Authority) design guideline review.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is classified GC (General Commercial). The Northwest County sector plan allows consideration for the PC zone in the County's Planned Growth Area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

Action: Approved **Meeting Date:** 9/14/2023

Details of Action:

Summary of Action: Approve the development plan for a fast food restaurant with a drive-through facility that has approximately 5,433 sqft of floor area, subject to 7 conditions.

Date of Approval: 9/14/2023 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**