



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 4-S-06-RZ
4-C-06-SP

AGENDA ITEM #: 75
AGENDA DATE: 4/13/2006

▶ **APPLICANT:** JIM PINKSTON & JIM DOSS
OWNER(S): DENICE TINSELY, WILLIAM & BARBARA INKLEBARGER

TAX ID NUMBER: 103 112
JURISDICTION: Commission District 6

▶ **LOCATION:** Southeast side Hardin Valley Rd., southeast of Bryant Ln.
▶ **TRACT INFORMATION:** 3.77 acres.
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Hardin Valley Rd., a three lane, major arterial street.
UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** TP (Technology Park)/SLPA(Slope Protection) / BP (Business and Technology) & TO (Technology Overlay)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial)/SLPA (Slope Protection) / PC (Planned Commercial) & TO (Technology Overlay)
▶ **EXISTING LAND USE:** Vacant land
▶ **PROPOSED USE:** Retail sales
EXTENSION OF PLAN DESIGNATION/ZONING: Yes
HISTORY OF ZONING REQUESTS: None noted for this site, but the adjacent property to the east was recently rezoned PC and OB. (12-I-05-SP/12-Q-05-RZ)
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Hardin Valley Rd and vacant land /LDR/BP/TO Business Park
South: Office building / TP/SLPA/BP/TO Business Park
East: Vacant land /C/PC Commercial
West: Vacant land LDR/OB/TO Office
NEIGHBORHOOD CONTEXT: This site is within the non-residential development area found on the southwest side of the Hardin Valley/Pellissippi Parkway interchange which is developing under BP, PC and OB base zones with Technology Overlay.

STAFF RECOMMENDATION:

- ▶ **APPROVE C (Commercial) and SLPA (Slope Protection) designation**
This designation is a westward commercial extension of the site recently approved by MPC and County Commission.
- ▶ **APPROVE PC (Planned Commercial)/TO (Technology Overlay) zoning**

PC/TO zoning will permit this site to be developed with the applicant's adjoining PC property, subject to the review of a site plan by both MPC and the Tennessee Technology Corridor Development Authority..

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Commercial designation and PC/TO zoning, as requested for this site, was approved for the adjoining property in February, 2006. The property will be developed with the adjoining PC site.
2. Commercial uses allowed under PC zoning would be compatible with the scale and intensity of the surrounding land use and zoning pattern.
3. A list of permitted commercial uses to be allowed under the PC zoning will be submitted with a development proposal for this property.

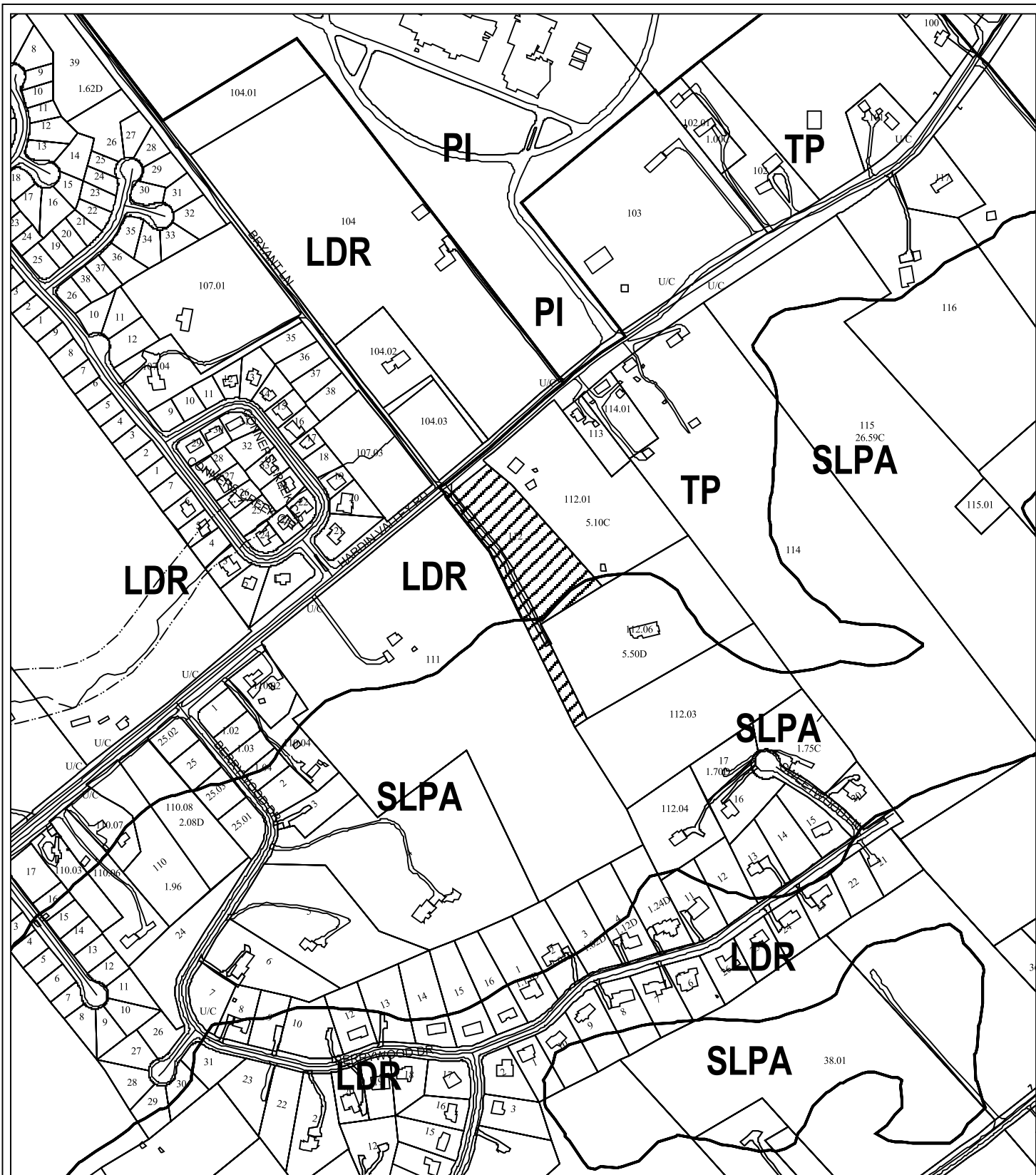
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The PC zoning of this site will add additional traffic and increase turning movements directly across from one of the entrances to the Pellissippi State Campus located north of the site.
3. The PC zone requires that the range of retail uses to be permitted must be approved by MPC with a development plan for the site. Additionally, the Technology Overlay requires review of development plans by the Tennessee Technology Authority (TTCDA). Such plans will need to be consistent with the requirements of the TTCDA Design Guidelines.
4. Any portion of the site that is characterized by steep slopes (25% or greater) should be protected and maintained, The developer of this and the adjacent property will be expected to address this issue as a site plan is prepared.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. If the applicant's requested Northwest County Sector Plan amendment is approved, PC zoning and commercial uses would be consistent with the amended plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Because the subject property is located within the Technology Overlay, a certificate of appropriateness approval from the TTCDA will be required for this zoning proposal. TTCDA will consider this proposal at their April, 2006, meeting.
4. This request may lead to future request for commercial zoning around this interchange. However, future commercial rezonings would also require sector plan amendments and TTCDA certificates of appropriateness.

If approved, this item will be forwarded to Knox County Commission for action on 5/22/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



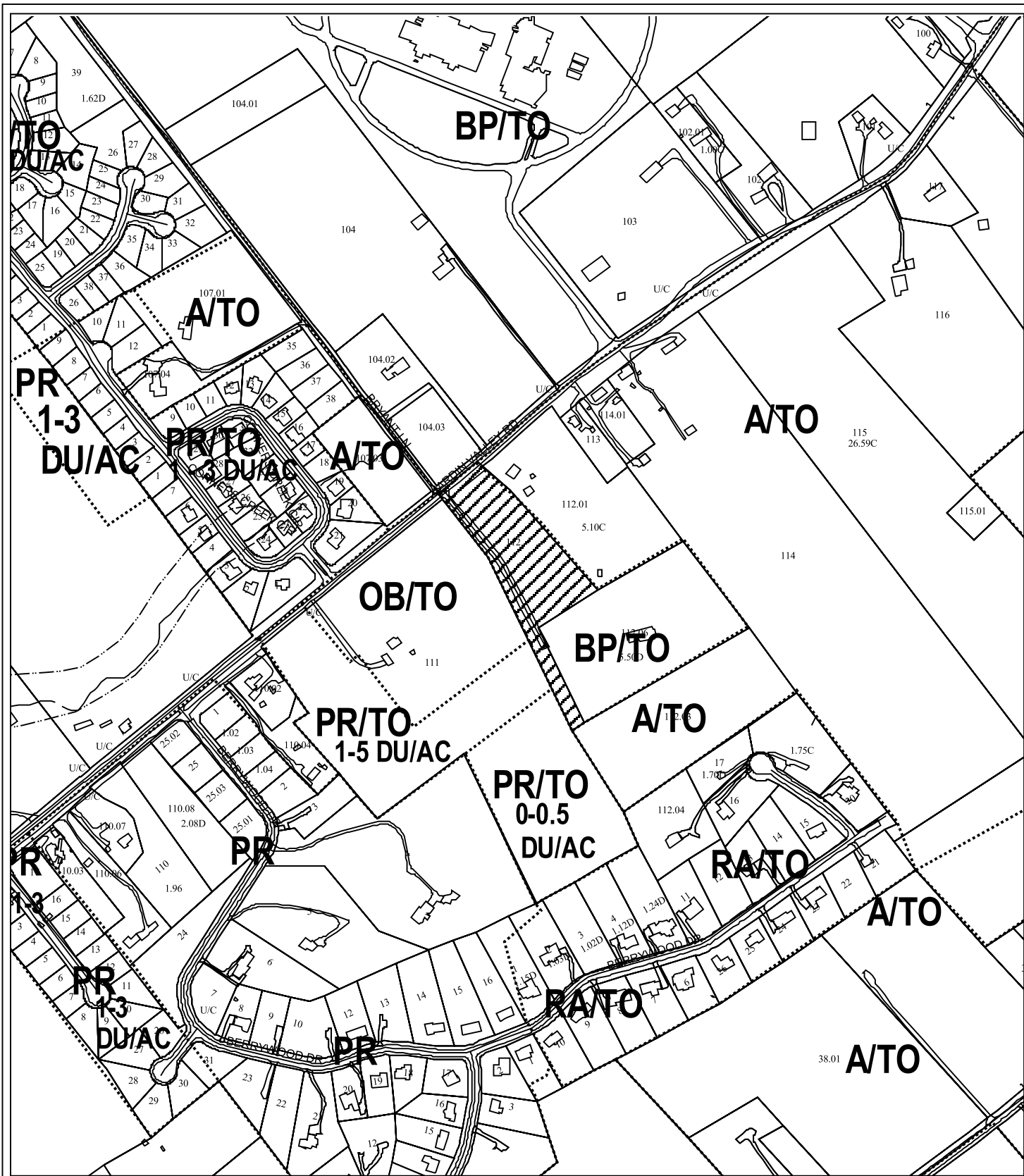
**4-C-06-SP/4-S-06-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Jim Pinkston & Jim Doss
 Map No: 103
 Jurisdiction: County

 From: TP (Technology Park)/ TO (Technology Overlay)
 To: C (Commercial)/TO (Technology Overlay)

Original Print Date: 03/24/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**4-S-06-RZ
REZONING**

Petitioner: Jim Pinkston & Jim Doss

Map No: 103

Jurisdiction: County



From: BP (Business Park)
To: PC (Planned Commercial)

Original Print Date: 03/23/06 Revised: 03/29/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

