



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

▶ **FILE #:** 4-U-06-RZ  
4-D-06-SP

**AGENDA ITEM #:** 77  
**AGENDA DATE:** 4/13/2006

▶ **APPLICANT:** H.V. PROPERTIES  
**OWNER(S):** DEVELOPMENT CORPORATION OF KNOX COUNTY

**TAX ID NUMBER:** 103 E A 017  
**JURISDICTION:** Commission District 6

▶ **LOCATION:** Northeast side Cherahala Blvd., northwest of Hardin Valley Rd.  
▶ **TRACT INFORMATION:** 1.54 acres.  
**SECTOR PLAN:** Northwest County  
**GROWTH POLICY PLAN:** Planned Growth Area  
**ACCESSIBILITY:** Access is via Cherahala Blvd., a 4 lane boulevard with center median within 170' of right of way.  
**UTILITIES:** Water Source: West Knox Utility District  
Sewer Source: West Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** TP (Technology Park) / BP (Business and Technology) / TO (Technology Overlay)  
▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA (General Business) / TO (Technology Overlay)  
▶ **EXISTING LAND USE:** Vacant land  
▶ **PROPOSED USE:** Retail  
**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, extension of plan designation and zoning from the south and west.  
**HISTORY OF ZONING REQUESTS:** MPC approved a C designation and CA/TO zoning on the property to the south on 1/12/06 (1-U-06-RZ/1-C-06-SP).  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Detention area and research center / TP / BP (Business & Technology Overlay)/TO (Technology Overlay)  
South: Vacant land / C / CA (General Business)/TO  
East: Dwelling / TP / BP (Business & Technology Overlay)/TO (Technology Overlay)  
West: Cherahala Blvd. - Vacant land / C / CA (General Business)/TO  
**NEIGHBORHOOD CONTEXT:** This site is located along the north side Hardin Valley Rd., east of Pellissippi Pkwy., at the entrance to Pellissippi Corporate Center, a business park, zoned BP/TO.

**STAFF RECOMMENDATION:**

▶ **APPROVE C (Commercial) sector plan designation.**  
Commercial uses are compatible with surrounding development and zoning and appropriate to serve the business park employees and residential property owners in the area.

- **APPROVE CA (General Business) / TO (Technology Overlay) zoning, limited to CA commercial and office uses that do not require outside storage or display of merchandise, with the condition being recorded as a deed restriction.**

CA/TO zoning is compatible with surrounding development and zoning and is appropriate at this intersection along Hardin Valley Rd., an arterial street. Pellissippi Parkway is about a quarter-mile west of this site.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. CA/TO zoning is requested to allow retail uses on the site, which would serve business park workers, as well as area residents. The proposal is appropriate because of the site's location near an intersection along an arterial street, along the boulevard entrance to an existing business park.
2. CA/TO zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
3. Commercial uses are appropriate on this parcel, which is 260' off of Hardin Valley Rd., an arterial street, on a 4-lane boulevard, and is a quarter-mile from the interchange with Pellissippi Pkwy.
4. The BP (Business & Technology Park) zone is the most appropriate zone within the TP sector plan designation. Parcels as small as one acre may be developed in the BP zone, however larger parcels are more desirable for typical BP development. This site is relatively flat and suitable for commercial development. CA zoning is more suitable for this 1.54 acre site.
5. The Development Corporation of Knox County, the current owner of the property, is in support of the request for CA/TO zoning and has stated that the development will be subject to the established design guidelines for the Pellissippi Corporate Center.

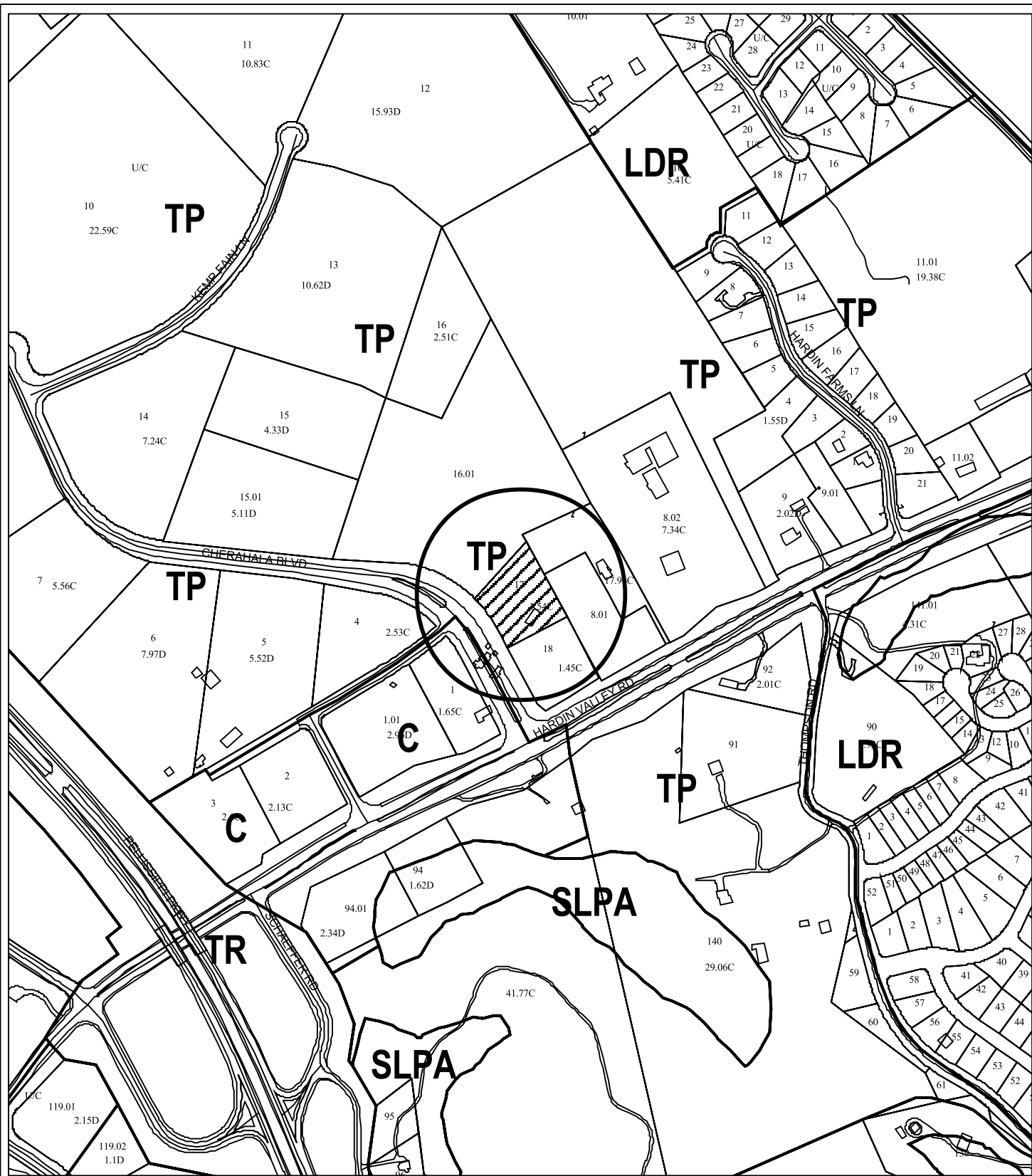
**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Hardin Valley Rd. is a minor arterial street that has the capacity to handle additional trips that would be generated by commercial development of this site. Cherahala Blvd. is a four lane boulevard that serves the business park. This site may be combined with the parcel to the south for development. To limit curb cuts on Hardin Valley Rd., access to the development should be limited to Cherahala Blvd. only.
3. The impact to adjacent properties should be minimal. Commercial uses are compatible with surrounding land uses. Review of development plans will be required by the Tennessee Technology Corridor Development Authority (TTCDA). Such plans will need to be consistent with the requirements of the TTCDA Design Guidelines.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With the recommended amendment to the Northwest County Sector Plan, the rezoning request is consistent with the sector plan.
2. This 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 district, a Certificate of Appropriateness from the TTCDA will also be required for this rezoning proposal. TTCDA will consider this proposal at their April 10, 2006 meeting.
4. Approval of these requests may lead to future sector plan and rezoning requests for commercial in the immediate area, especially east of this site. Future commercial rezoning to the northwest in Pellissippi Corporate Center may not be appropriate considering the need to maintain these parcels for business and technology park development.

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-D-06-SP/4-U-06-RZ  
SECTOR PLAN AMENDMENT  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: H.V. Properties

Map No: 103

Jurisdiction: County

 From: TP (Technology Park)  
To: C (Commercial)

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






**4-U-06-RZ  
REZONING**

Petitioner: H.V. Properties

Map No: 103

Jurisdiction: County

 From: BP (Business Park)/ TO (Technical Overlay)  
To: CA (General Commercial)/ TO (Technical Overlay)

Original Print Date: 03/23/06    Revised: 03/30/06  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

