



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

▶ **FILE #:** 8-U-06-RZ  
8-F-06-SP

**AGENDA ITEM #:** 98  
**AGENDA DATE:** 8/10/2006

▶ **APPLICANT:** CRESTON GROUP  
**OWNER(S):** ORLINO BALDONADO STAR CASTLE, LLC

**TAX ID NUMBER:** 104 006 (PART OF)  
**JURISDICTION:** Commission District 6

▶ **LOCATION:** Northwest side Hardin Valley Rd., northwest of Thompson Rd.  
▶ **TRACT INFORMATION:** 16.3 acres.  
**SECTOR PLAN:** Northwest County  
**GROWTH POLICY PLAN:** Planned Growth Area  
**ACCESSIBILITY:** Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a median within 190' 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:** LDR (Low Density Residential) / PR (Planned Residential) & TO (Technology Overlay)  
▶ **EXISTING LAND USE:** Vacant land  
▶ **PROPOSED USE:** Attached residential  
**DENSITY PROPOSED:** 5 du/ac.  
**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, property to the east and south are zoned residential.  
**HISTORY OF ZONING REQUESTS:** None noted  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Vacant / BP/TO (Business Park & Technology Overlay)  
South: Low Density Residential / A/TO (Agriculture & Technology Overlay) & PR (Planned Residential)  
East: Residential / RA/TO (Low Density Residential & Technology Overlay)  
West: Business & Church / BP/TO (Business Park & Technology Overlay)  
**NEIGHBORHOOD CONTEXT:** The north side of Hardin Valley Rd. has been developed with some business and technology park uses with residential uses to the south and east and commercial uses to the west.

**STAFF RECOMMENDATION:**

▶ **APPROVE LDR/TO (Low Density Residential/Technology Overlay) sector plan designation.**

Residential uses are appropriate at this site. The proposal is an extension of the residential designation from the south and east.

► **APPROVE PR (Planned Residential) zoning.**  
**APPROVE a density of up to 5 dwellings per acre.**

The subject property is located within the Tennessee Technology Corridor, and this proposal represents a significant change to the Corridor Plan. The applicant has submitted this rezoning to the TTCDA (file # 06.033.0). Prior to approval of the rezoning by County Commission, the applicant has to receive approval from TTCDA. The property adjacent to the subject property was rezoned to RA (Low Density Residential) in 1998 (file # 4-R-98-RZ). This request is an extension of the residential uses from the east and south. The applicant is proposing to construct attached dwelling units at 5 du/ac. Locating higher density residential uses between business park uses to the west and lower density residential uses to the east will serve as a transition between these two seemingly incompatible uses. The property also has limited visibility from Hardin Valley Rd. (approximately 58') making it less appealing for commercial and business park uses.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR/TO zoning is requested to allow higher density attached residential uses on this site. The proposal is appropriate because of the site's location between low density residential uses and business park uses.
2. PR/TO zoning is compatible with the scale and intensity of the land uses to the south and east of the subject property and zoning patterns.
3. Residential zoning is appropriate on this parcel which has limited visibility onto Hardin Valley Road, making it less appropriate for commercial and business park uses. The site, however, does adjoin property in the Pellissippi Corporate Center, which was developed under BP zoning.

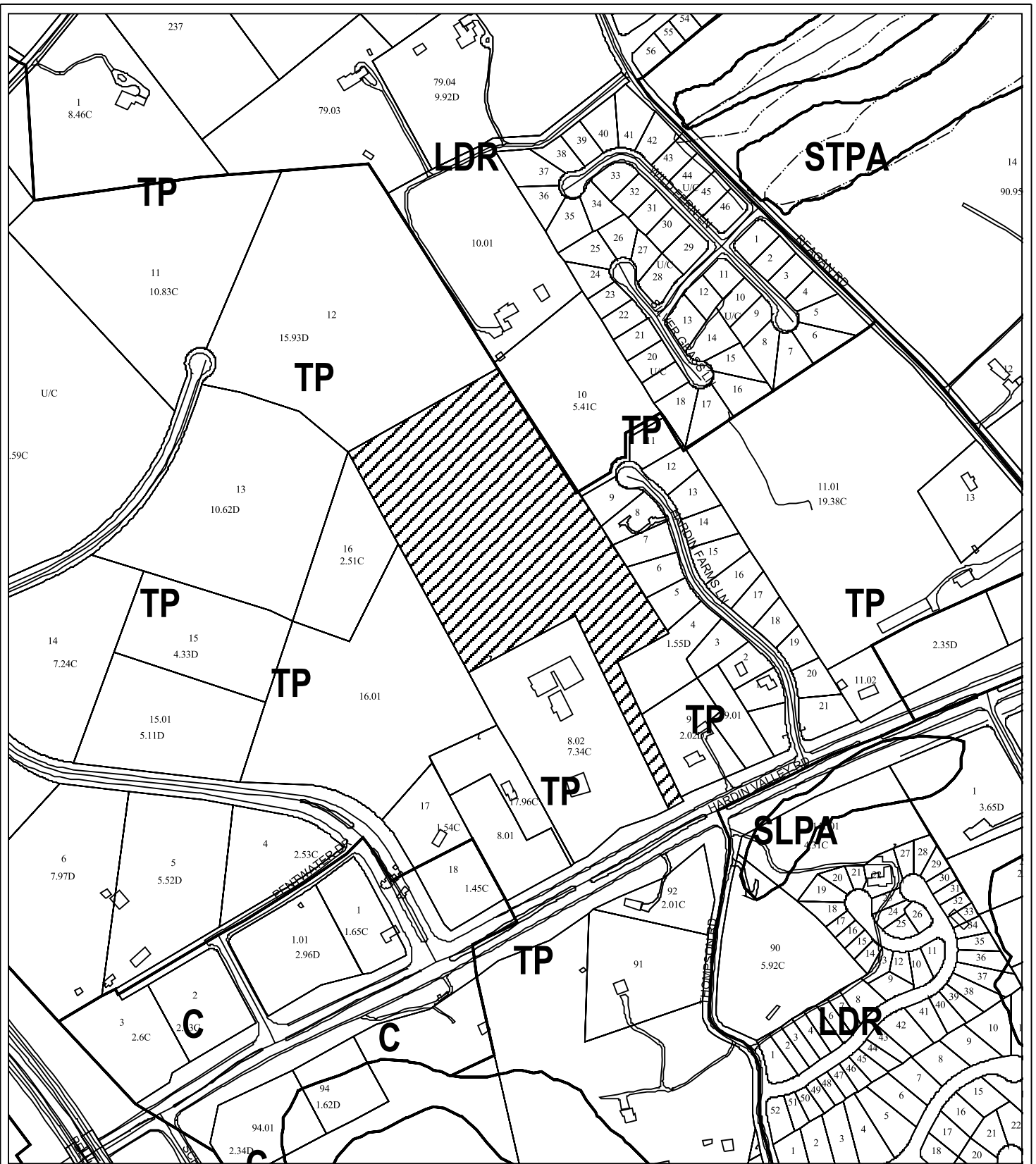
**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. The requested 5 du/ac development would allow up to 81 units on this site and would generate up to 815 vehicle trips per day and add approximately 20 school aged children to the area school system.
3. The proposal for PR zoning is compatible with nearby zoning, and the impact on adjacent properties will be minimized during the use on review/final plat process.


**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC 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, a Certificate of Appropriateness from the TTCDA will also be required for this rezoning proposal. TTCDA will consider this proposal at their meeting on August 7, 2006.
4. Approval of this request may lead to future sector plan and rezoning requests for residential uses in the immediate area, especially to the east of this site.

If approved, this item will be forwarded to Knox County Commission for action on 9/25/2006. 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.



**8-F-06-SP/8-U-06-RZ  
SECTOR PLAN AMENDMENT  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

 From: TP (Technology Park)  
 To: LDR (Low Density Residential)

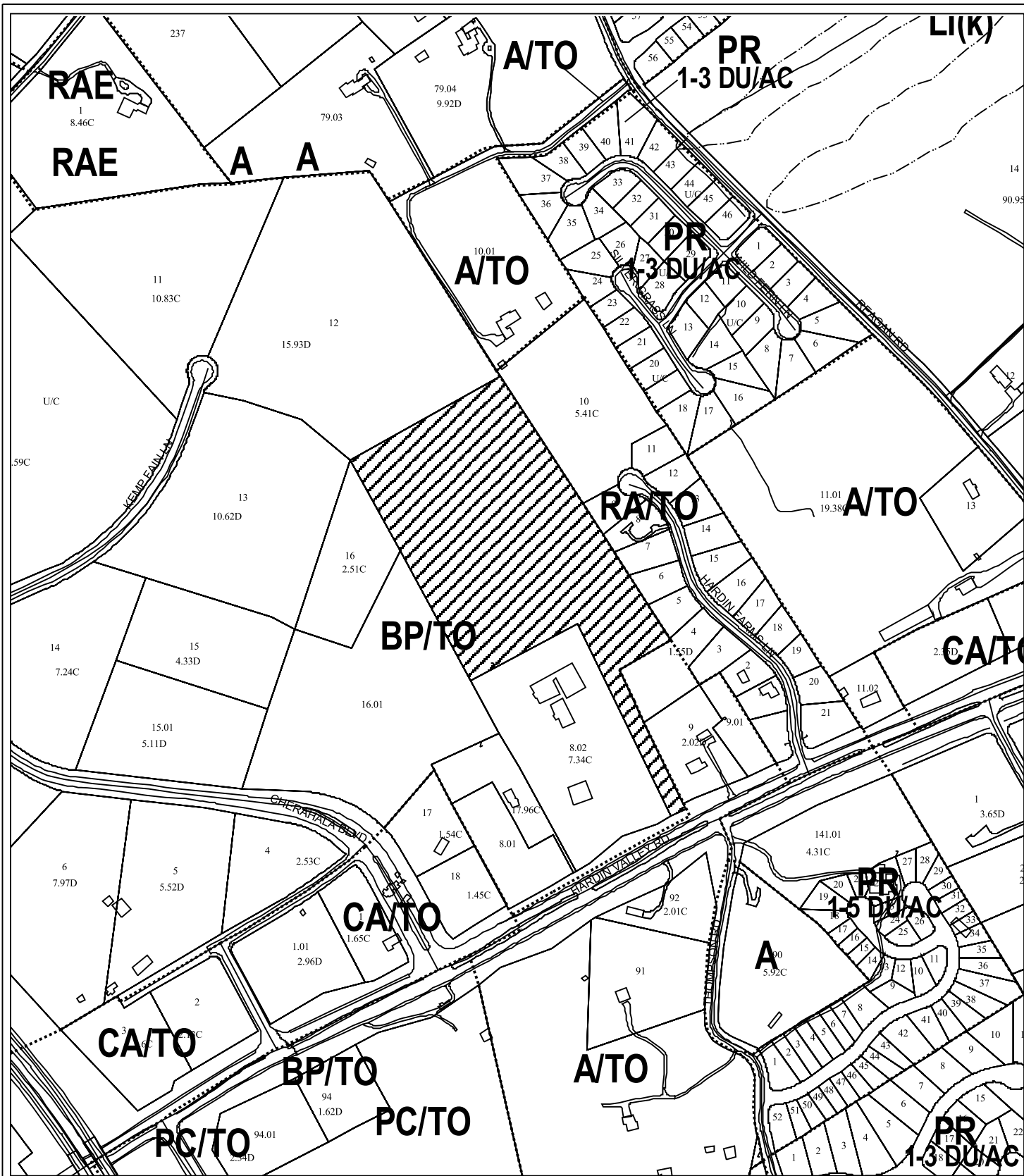
Original Print Date: 07/25/06      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Creston Group

Map No: 104

Jurisdiction: County





**8-U-06-RZ  
REZONING**

Petitioner: Creston Group

Map No: 104

Jurisdiction: County



From: BP (Business and Technology) & TO (Technology Overlay)

To: PR (Planned Residential) & TO (Technology Overlay)

Original Print Date: 07/25/06

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902