



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 11-I-07-UR **AGENDA ITEM #:** 111  
POSTPONEMENT(S): 11/8/2007 **AGENDA DATE:** 12/13/2007  
▶ **APPLICANT:** CANNON & CANNON, INC. (JOHN RUSSELL)  
OWNER(S): HARDIN VALLEY, LLC

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TAX ID NUMBER: 104 017.01  
JURISDICTION: County Commission District 5  
▶ **LOCATION:** South side of Hardin Valley Rd., southwest of Westcott Blvd.  
▶ **APPX. SIZE OF TRACT:** 16.34 acres  
SECTOR PLAN: Northwest City  
GROWTH POLICY PLAN: Planned Growth Area  
ACCESSIBILITY: Access is via Hardin Valley Rd., a four lane median divided arterial street.  
UTILITIES: Water Source: West Knox Utility District  
Sewer Source: West Knox Utility District  
WATERSHED: Beaver Creek

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▶ **ZONING:** PC (Planned Commercial) & PR (Planned Residential)  
▶ **EXISTING LAND USE:** Vacant land  
▶ **PROPOSED USE:** Commercial, office & residential development  
4 du/ac  
HISTORY OF ZONING: Rezoning of this property to PC (Planned Commercial) & PR (Planned Residential) at 4 du/ac was approved by the Knox County Commission on 10/22/2007  
SURROUNDING LAND USE AND ZONING: North: Office park / PC commercial & LI industrial  
South: Vacant hillside land / A agricultural  
East: Vacant land / A agricultural  
West: Residences & day care / RA residential & A agricultural  
NEIGHBORHOOD CONTEXT: The site is within the Hardin Valley development corridor that includes residential, office, commercial and industrial uses. The following zoning classifications are found in the immediate area: PC and CA commercial LI and I industrial PR and RA residential and A agricultural.

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**STAFF RECOMMENDATION:**

▶ **WITHDRAW** as requested by the applicant's engineer

**COMMENTS:**

The rezoning of this site was recently approved by the Knox County Commission. They approved PC (Planned Commercial) zoning for a portion of the site and PR (Planned Residential) at 4 du/ac for a portion of the site. The applicant's representative has requested this matter be withdrawn. A revised development plan will be

submitted at a later date.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**11-I-07-UR  
USE ON REVIEW**



Commercial, office & residential development in PC (Planned Commercial) & PR (Planned Residential) pending

Original Print Date: 10/23/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Cannon & Cannon, Inc.  
(John Russell)

Map No: 104

Jurisdiction: County



