



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

▶ **FILE #:** 2-K-08-RZ
2-C-08-SP

AGENDA ITEM #: 68
AGENDA DATE: 2/14/2008

▶ **APPLICANT:** HARDIN VALLEY LAND PARTNERS
OWNER(S): W HERMAN AND MYRTLE HERRON

TAX ID NUMBER: 117 027 (PORTION) MAP ON FILE AT MPC
JURISDICTION: Commission District 6

▶ **LOCATION:** Southeast side Hardin Valley Rd., southeast of Steele Rd.
▶ **TRACT INFORMATION:** 3.6 acres.
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Rural Area
ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with 21' of pavement width within 90' of right of way.
UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District
WATERSHED: Conner Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) & SLPA (Slope Protection Area) / PR (Planned Residential) & A (Agricultural)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) & SLPA (Slope Protection Area) / CA (General Business)
▶ **EXISTING LAND USE:** Vacant land
▶ **PROPOSED USE:** Extension of commercial node
EXTENSION OF PLAN DESIGNATION/ZONING: Not an extension of plan designation, but it is an extension of CA zoning from the west
HISTORY OF ZONING REQUESTS: None noted
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Hardin Valley Rd. - Elementary school, deli / PI / I (Industrial)
South: Vacant land / LDR, SLPA / PR (Planned Residential) @ 1-2 du/ac
East: Residence / LDR / A (Agricultural)
West: Residence / MU / CA (General Business)
NEIGHBORHOOD CONTEXT: This area is developed with residences, business and an existing elementary school, under A, CA and I zoning. The new Hardin Valley High School is being developed to the northeast and new commercial development is under way to the northwest along Steele Rd.

STAFF RECOMMENDATION:

▶ **APPROVE C (Commercial) sector plan designation.**

Commercial use of this site is a minor expansion of the CA zoned commercial node located at the intersection of N. Campbell Station Rd. and Hardin Valley Rd.

► **APPROVE CA (General Business) zoning.**

CA is a logical extension of zoning from the west and is compatible with surrounding development.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CA zoning is compatible with the scale and intensity of the surrounding zoning pattern.
2. The proposal is a minor expansion of the existing CA zoned commercial node at N. Campbell Station Rd. and Hardin Valley Rd. Both streets are classified as minor arterials, making this an appropriate location for a commercial node, which is already established.
3. The site is located across Hardin Valley Rd. from existing businesses and an elementary school, zoned Industrial.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. Hardin Valley Rd. is a minor arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The recommended CA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

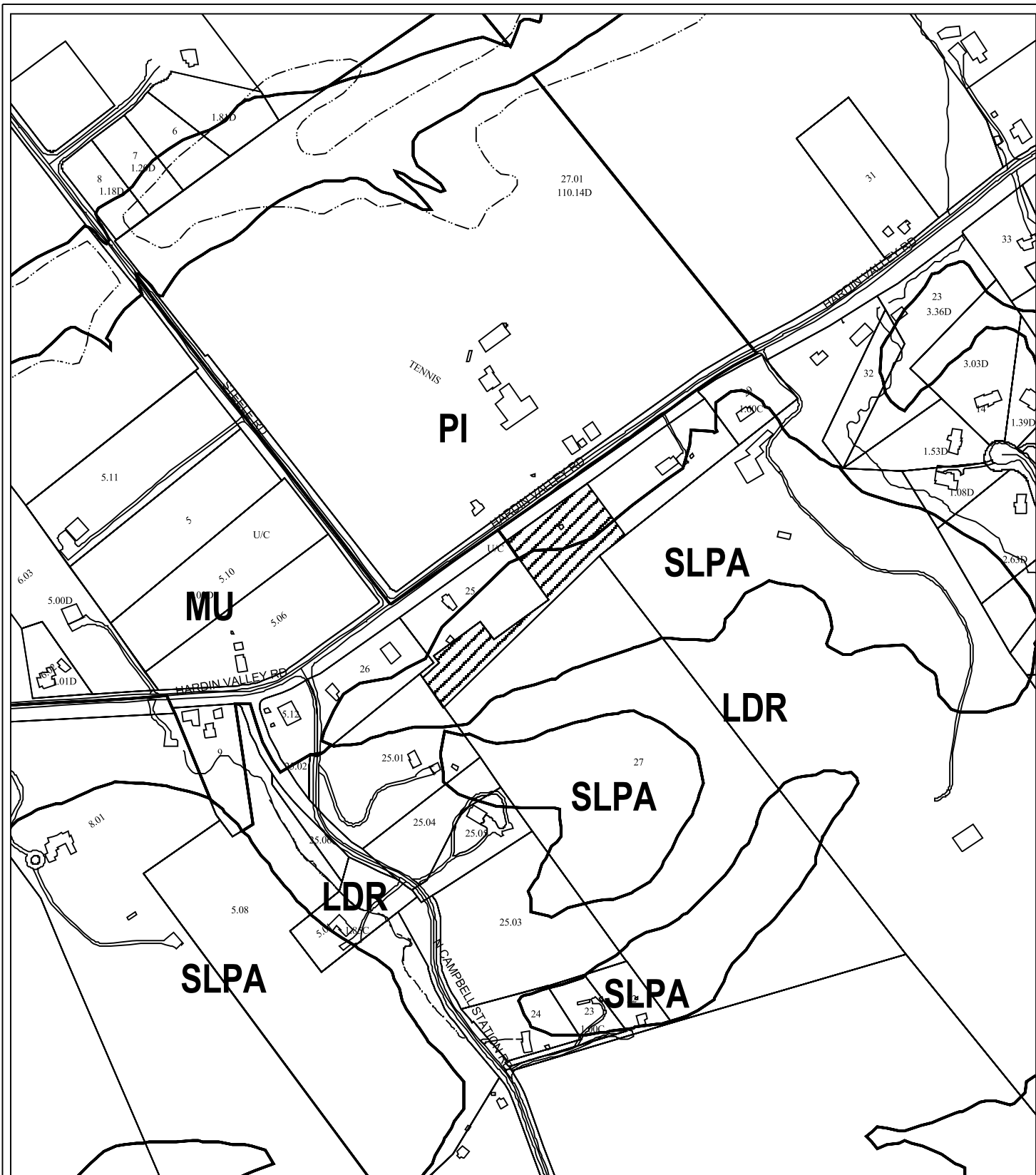
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to commercial, CA zoning is consistent with the Northwest County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. If approved, this request may lead to future rezoning requests for commercial in the immediate area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.


If approved, this item will be forwarded to Knox County Commission for action on 3/24/2008. 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.

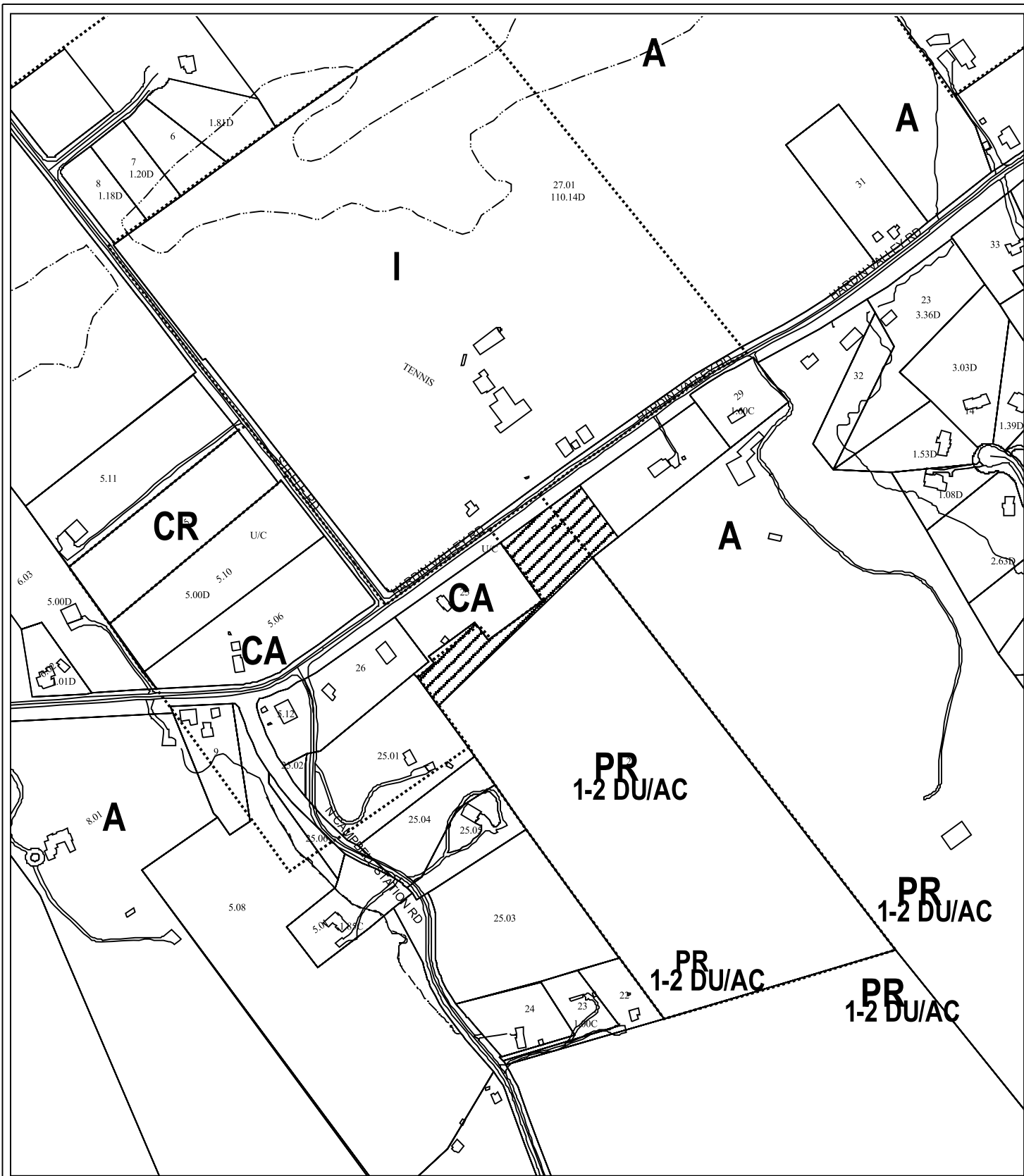


**2-C-08-SP/2-K-08-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Hardin Valley Land Partners
 Map No: 117
 Jurisdiction: County



 From: LDR (Low Density Residential) & SLPA (Slope Protection Area)
 To: C (Commercial) & SLPA (Slope Protection Area)
 Original Print Date: 01/28/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902




**2-K-08-RZ
REZONING**

Petitioner: Hardin Valley Land Partners

Map No: 117

Jurisdiction: County



 From: PR (Planned Residential) & A (Agricultural)
 To: CA (General Business)
 Original Print Date: 01/28/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902