

▶ **FILE #:** 4-G-11-RZ

AGENDA ITEM # 36

AGENDA DATE: 4/14/2011

▶ **APPLICANT:** **HARDIN VALLEY, LLC**

OWNER(S): Hardin Valley, LLC

TAX ID NUMBER: 104 H D PORTION OF 004 PART ZONED A

JURISDICTION: County Commission District 6

▶ **LOCATION:** **East side Schaeffer Rd., south of Hardin Valley Rd., east of Pellissippi Pkwy.**

▶ **APPX. SIZE OF TRACT:** **0.36 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 center median within 200' of right-of-way. Access to Schaeffer Rd. is not likely.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** **A (Agricultural) / TO (Technology Overlay)**

▶ **ZONING REQUESTED:** **PC (Planned Commercial) / TO (Technology Overlay)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Retail/commercial**

EXTENSION OF ZONE: Yes, extension of PC/TO from the north and east.

HISTORY OF ZONING: The adjacent property was rezoned PC/TO in 2008 (11-F-08-RZ/11-B-08-SP)

SURROUNDING LAND USE AND ZONING: North: Cleared, graded land / PC (Planned Commercial) / TO (Technology Overlay)

South: Cleared, graded land / PC (Planned Commercial) / TO (Technology Overlay)

East: Cleared, graded land / PC (Planned Commercial) / TO (Technology Overlay)

West: Schaefer Rd. and Pellissippi Pkwy. ROW / A (Agricultural) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area around the interchange of Hardin Valley Rd. and Pellissippi Pkwy. is developing with commercial uses under PC/TO and CA/TO zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PC (Planned Commercial) / TO (Technology Overlay) zoning.**

PC/TO zoning at this location is compatible with surrounding land uses and zoning and is an extension of zoning from three sides.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The proposal is an extension of zoning from three sides. If this portion of parcel 4 is rezoned to PC/TO, it will bring the entire parcel under one zoning district.
2. The site is accessed from Hardin Valley Rd., a minor arterial street with sufficient capacity to support the proposed development.
3. A good portion of the surrounding area is already zoned for and developed with commercial uses. Residential uses in the area are located to the south along Schaeffer Rd., and are accessed from separate streets.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested PC/TO zoning provides for a wide range of commercial uses. All new development is subject to review and approval of a development plan by MPC, as well as the Tennessee Technology Corridor Development Authority (TTCDA), since it is located in the TO overlay.
2. Based on the above description and intent of PC zoning, this property is appropriate to be rezoned to PC/TO.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available in the area, but may have to be extended to serve the site.
2. Establishment of PC zoning at this location would have little adverse impact on surrounding properties.
3. Because of the property's location within the TO (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning from the TTCDA. This request is scheduled to be considered by TTCDA on Mon., April 11, 2011.
4. The site has already been cleared and graded for the proposed commercial development.

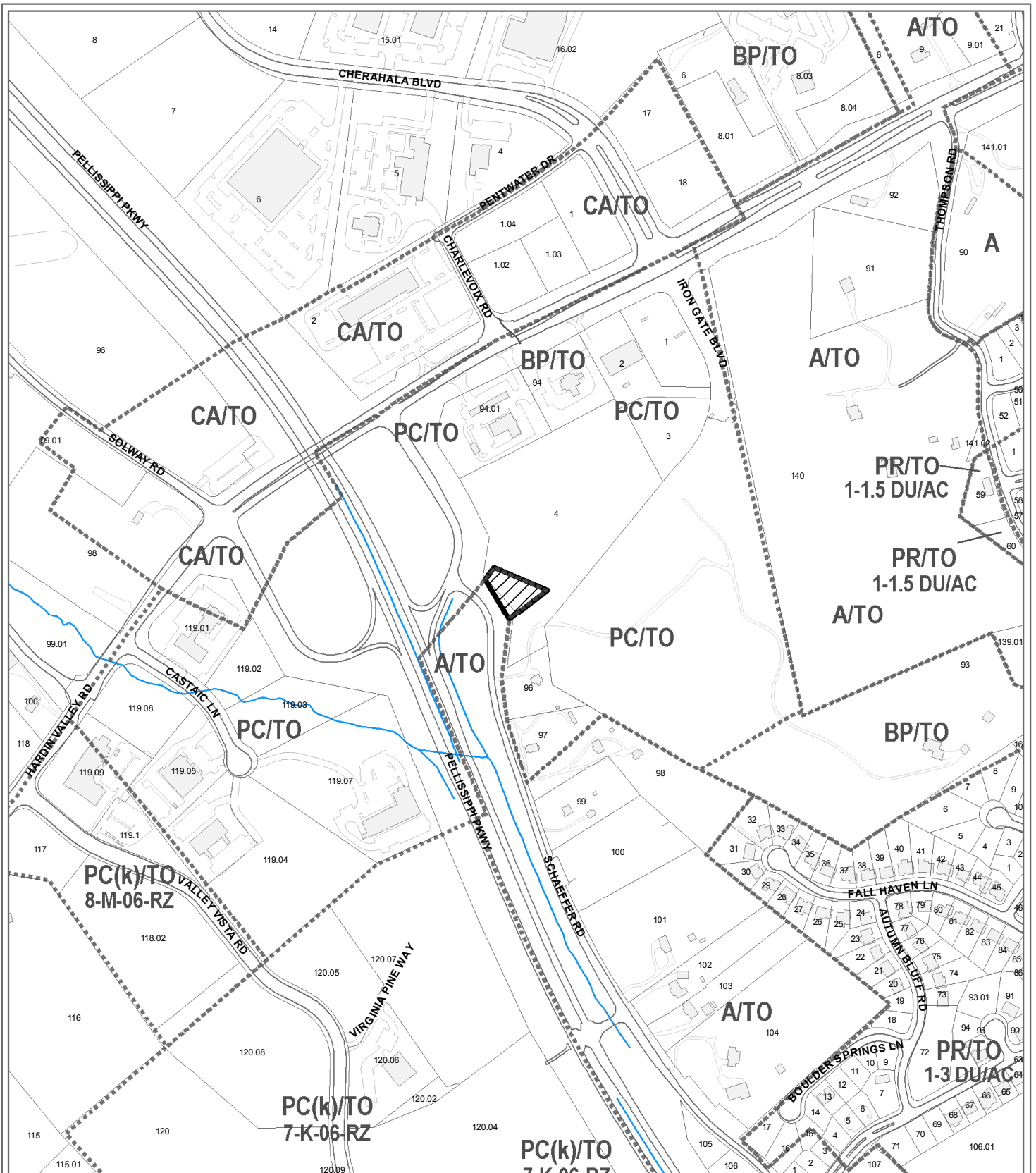
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes commercial uses and slope protection for the site, consistent with the requested PC zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

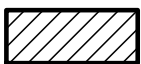
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/23/2011. 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-G-11-RZ
REZONING**

From: A (Agricultural) / TO (Technology Overlay)
 To: PC (Planned Commercial) / TO (Technology Overlay)



Original Print Date: 3/24/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Hardin Valley, LLC

Map No: 104

Jurisdiction: County

