



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

▶ **FILE #:** 10-D-14-RZ
10-C-14-SP

AGENDA ITEM #: 25
AGENDA DATE: 10/9/2014

▶ **APPLICANT:** DR. ANDREW MACCONNELL AND BERGITH FLOM
OWNER(S): Andrew MacConnell

TAX ID NUMBER: 104 01102
JURISDICTION: Commission District 6
STREET ADDRESS: 10437 Hardin Valley Rd

▶ **LOCATION:** North side Hardin Valley Rd., east of Hardin Farms Ln.

▶ **TRACT INFORMATION:** 1 acre.

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.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** TP (Technology Park) / A (Agricultural) / TO (Technology Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / OA (Office Park) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Dwelling

▶ **PROPOSED USE:** Professional office

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Vacant land - A (Agricultural)/TO (Technology Overlay)
South: Hardin Valley Rd., Residential - A (Agricultural)/TO (Technology Overlay)
East: Church - CA (General Business)/TO (Technology Overlay)
West: Residential subdivision - RA (Low Density Residential)/TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area of Hardin Valley Rd. is developed with a mix of residential, office and commercial uses under A, RA, CA and OA zoning.

STAFF RECOMMENDATION:

▶ **WITHDRAW** the sector plan amendment, at the request of the applicant.

The applicant is no longer pursuing the proposed office use at this location.

► **WITHDRAW the rezoning, at the request of the applicant.**

The applicant is no longer pursuing the proposed office use at this location.

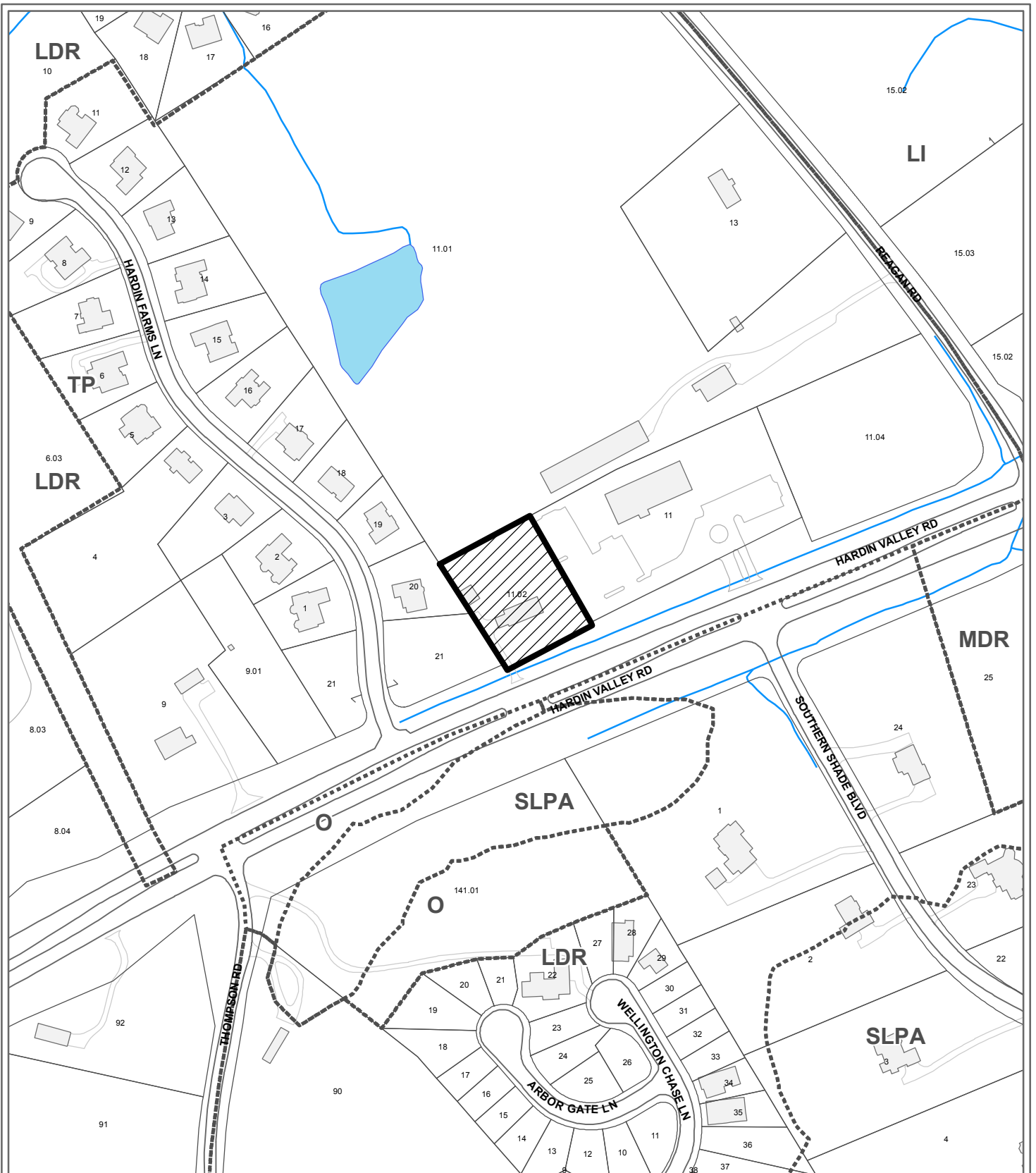
COMMENTS:

The applicant submitted a withdrawal request to MPC staff on October 1, 2014. This request for withdrawal included both the sector plan amendment and rezoning, as well as the associated Certificate of Appropriateness for TTCDA, that was scheduled for their October 6, 2014 meeting (10-A-14-TOR). Since the withdrawal request was received well prior to the MPC meeting date, these withdrawals are automatic and do not require a vote by MPC.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 11/17/2014. 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.



**10-C-14-SP
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: TP (Technology Park)
To: O (Office)

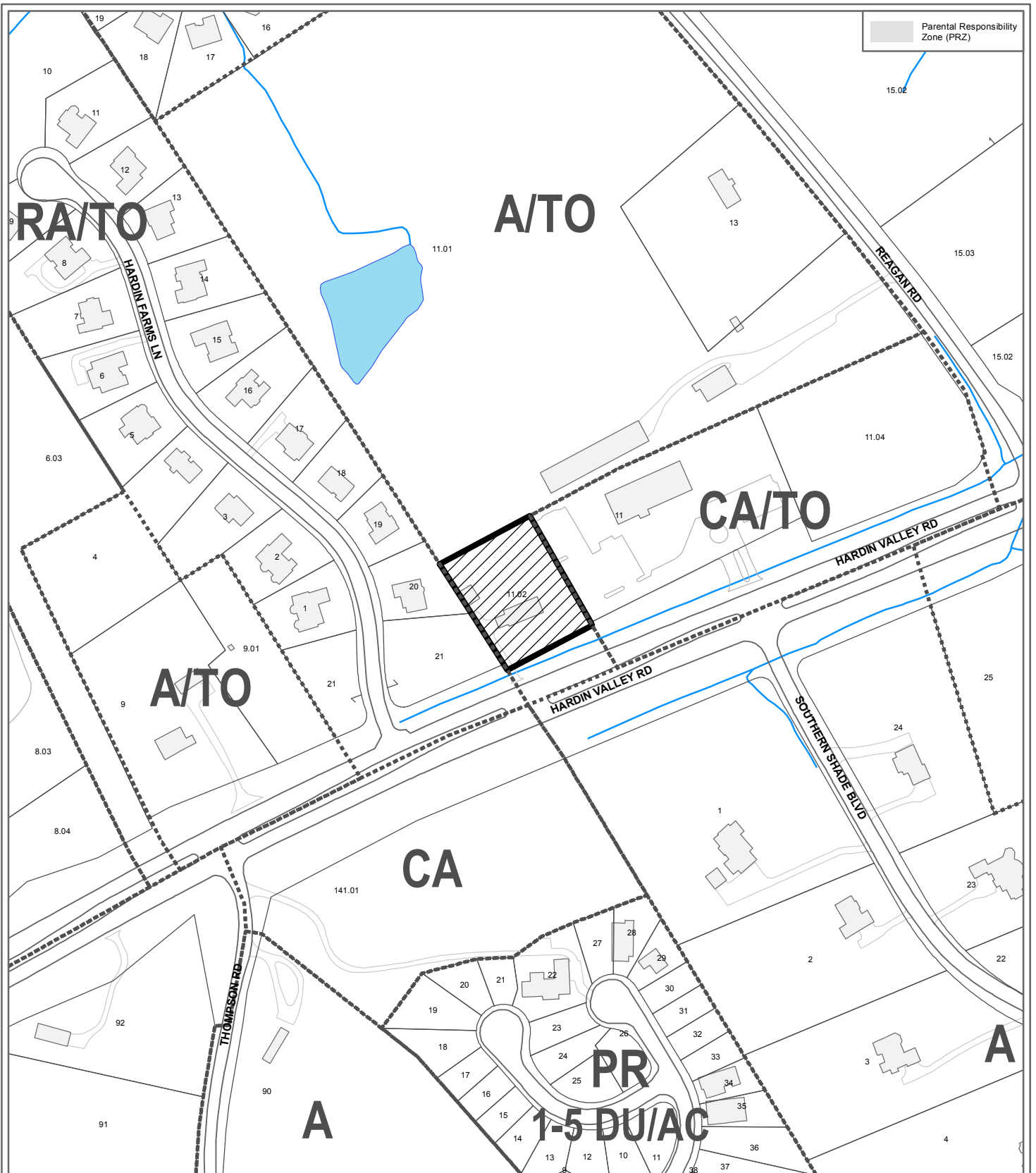


Petitioner: Dr. Andrew MacConnell and Bergith Flom

Map No: 104
Jurisdiction: County

Original Print Date: 9/22/2014
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**10-D-14-RZ
REZONING**

From: A (Agricultural) / TO (Technology Overlay)

To: OA (Office Park) / TO (Technology Overlay)



Petitioner: Dr. Andrew MacConnell and Bergith Flom

Map No: -104

Jurisdiction: County



Original Print Date: 9/18/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902