



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

▶ **FILE #:** 8-A-17-SP

AGENDA ITEM #: 44

AGENDA DATE: 8/10/2017

▶ **APPLICANT:** GBS ENGINEERING

OWNER(S): Elder's Hardware

TAX ID NUMBER: 104 082

[View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 10017 Hardin Valley Rd

▶ **LOCATION:** North side Hardin Valley Rd., east of Westcott Blvd.

▶ **APPX. SIZE OF TRACT:** 7.14 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 250' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** O (Office) and STPA (Stream Protection Area) / PC (Planned Commercial)

▶ **PROPOSED PLAN DESIGNATION:** GC (General Commercial) and STPA (Stream Protection Area)

▶ **EXISTING LAND USE:** Animal hospital

▶ **PROPOSED USE:** Hardware store

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: Uses on review approved by MPC for animal hospital (7-L-04-UR) and later, an expansion (7-F-15-UR).

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Beaver Creek and Plumb Creek, residential subdivision / MDR, STPA

South: Hardin Valley Rd., condominium development / MDR

East: Residential subdivision / MDR, STPA

West: Westbridge Business Park / BP-1

NEIGHBORHOOD CONTEXT This site is located between Westbridge Business Park to the west, zoned I, and a residential subdivision to the east, zoned PR. Other development in the area is comprised of a mix of commercial, office and low to medium density residential development.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #8-A-17-SP, amending the Northwest County Sector Plan to GC (General**

Commercial) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

The proposed GC (General Commercial) plan designation will allow the property to be developed with commercial uses, as permitted by its current PC (Planned Commercial) zoning. The site is separated from adjacent residential uses to the northeast by Plumb Creek and is adjacent to a large business park to the northwest. Considering the site's natural separation from residential uses and its access to Hardin Valley Rd., a 4-lane, minor arterial street, the subject property is appropriate for commercial development.

COMMENTS:

Although the subject property is currently zoned PC, which would allow consideration of the applicant's proposed use of a hardware store, it is proposed for office uses only on the sector plan. If approved to GC as requested, this sector plan amendment will allow the applicant to submit a development plan for retail use for MPC consideration as a use on review.

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

Hardin Valley Rd. is a 4-lane minor arterial street with center median, and is capable of handling the additional traffic that would be generated with commercial development of the site. Utilities are available in the area. Staff is of the opinion that either office or commercial uses would be appropriate for this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for office use for the site. However, this site is currently zoned PC (Planned Commercial), which allows commercial uses. Approval of this request would bring the sector plan designation into consistency with the current zoning of the site.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

This location of the business park and other commercial uses to the west have established a pattern along Hardin Valley Rd. This recommended plan amendment continues that pattern.

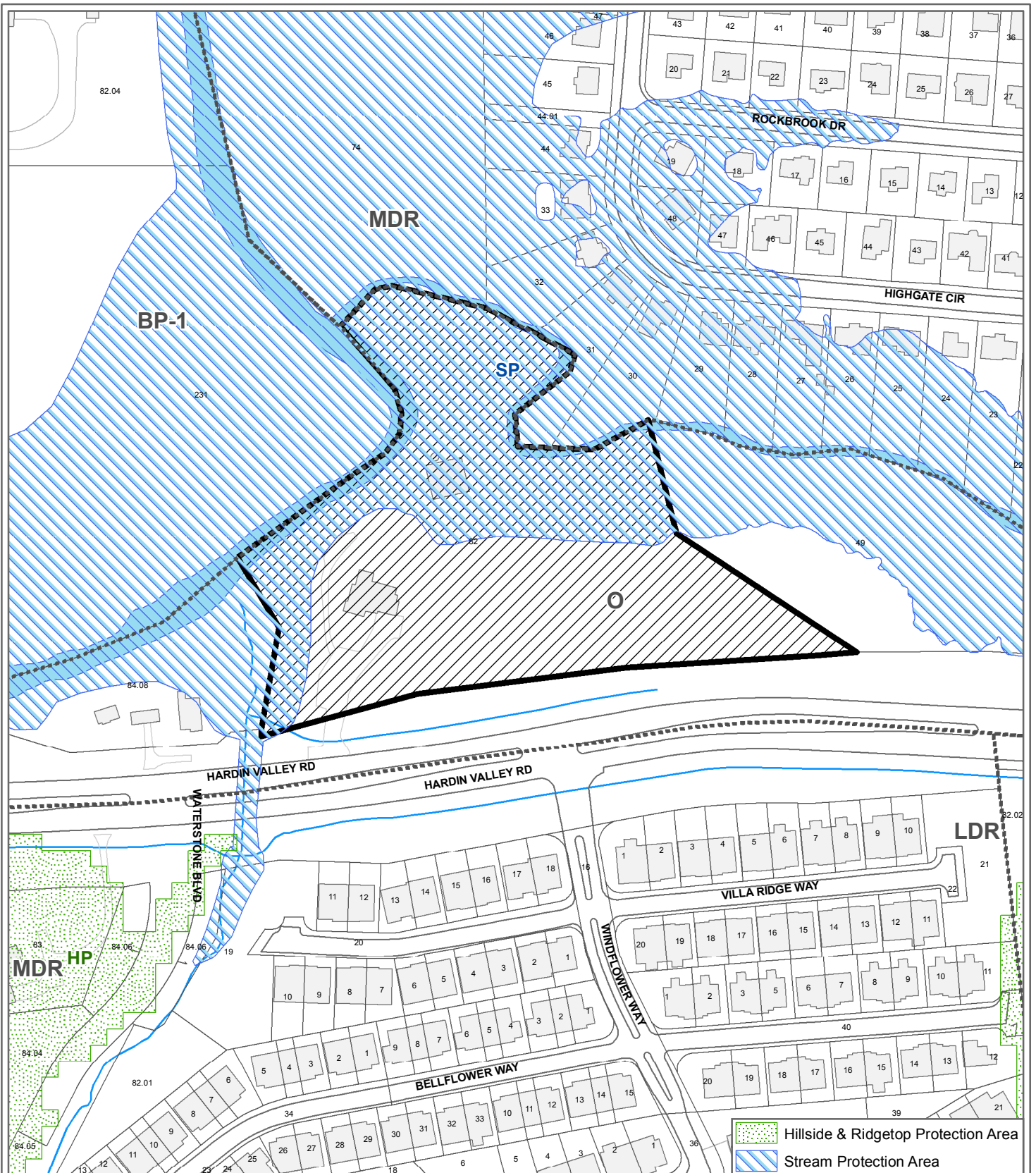
TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

Several commercial uses have been developed along this section of Hardin Valley Rd., under both CA and PC zoning. This location is appropriate for the establishment of a small commercial development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

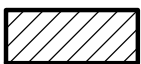
If approved, this item will be forwarded to Knox County Commission for action on 9/25/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**8-A-17-SP
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: O (Office) and STPA (Stream Protection Area)

To: GC (General Commercial) and STPA (Stream Protection Area)



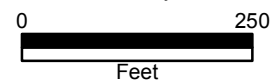
Petitioner: GBS Engineering

Map No: 104

Jurisdiction: County

Original Print Date: 7/18/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN**

***WHEREAS**, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, GBS Engineering, has submitted an application to amend the Sector Plan Office to General Commercial, for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Northwest County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Metropolitan Planning Commission, at its regularly scheduled public hearing on August 10, 2017, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #8-A-17-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that The Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

REZONING PLAN AMENDMENT

Name of Applicant: GPS ENGINEERING

Date Filed: JUNE 26, 2017 Meeting Date: AUGUST 10, 2017

Application Accepted by: M. Payne

Fee Amount: File Number: Rezoning

Fee Amount: 600.00 File Number: Plan Amendment B-A-17-5A



PROPERTY INFORMATION

Address: 10017 HARDEN VALLEY RD
General Location: NORTH SIDE OF HARDEN VALLEY RD, BETWEEN WESCOTT & PAUL CAMP-BRIDGTON
Parcel ID Number(s): 104-092

Tract Size: 7.14
Existing Land Use: OFFICE
Planning Sector: OFFICE
Growth Policy Plan: Planned
Census Tract: 59.08
Traffic Zone: 216
Jurisdiction: County Commission 4 District

Requested Change REZONING

FROM:
TO:

PLAN AMENDMENT

One Year Plan Sector Plan
FROM: OFFICE / SP
TO: Planned Commercial SP

PROPOSED USE OF PROPERTY

To construct a HARDWARE STORE
Density Proposed 1 Units/Acre
Previous Rezoning Requests:

PROPERTY OWNER OPTION HOLDER

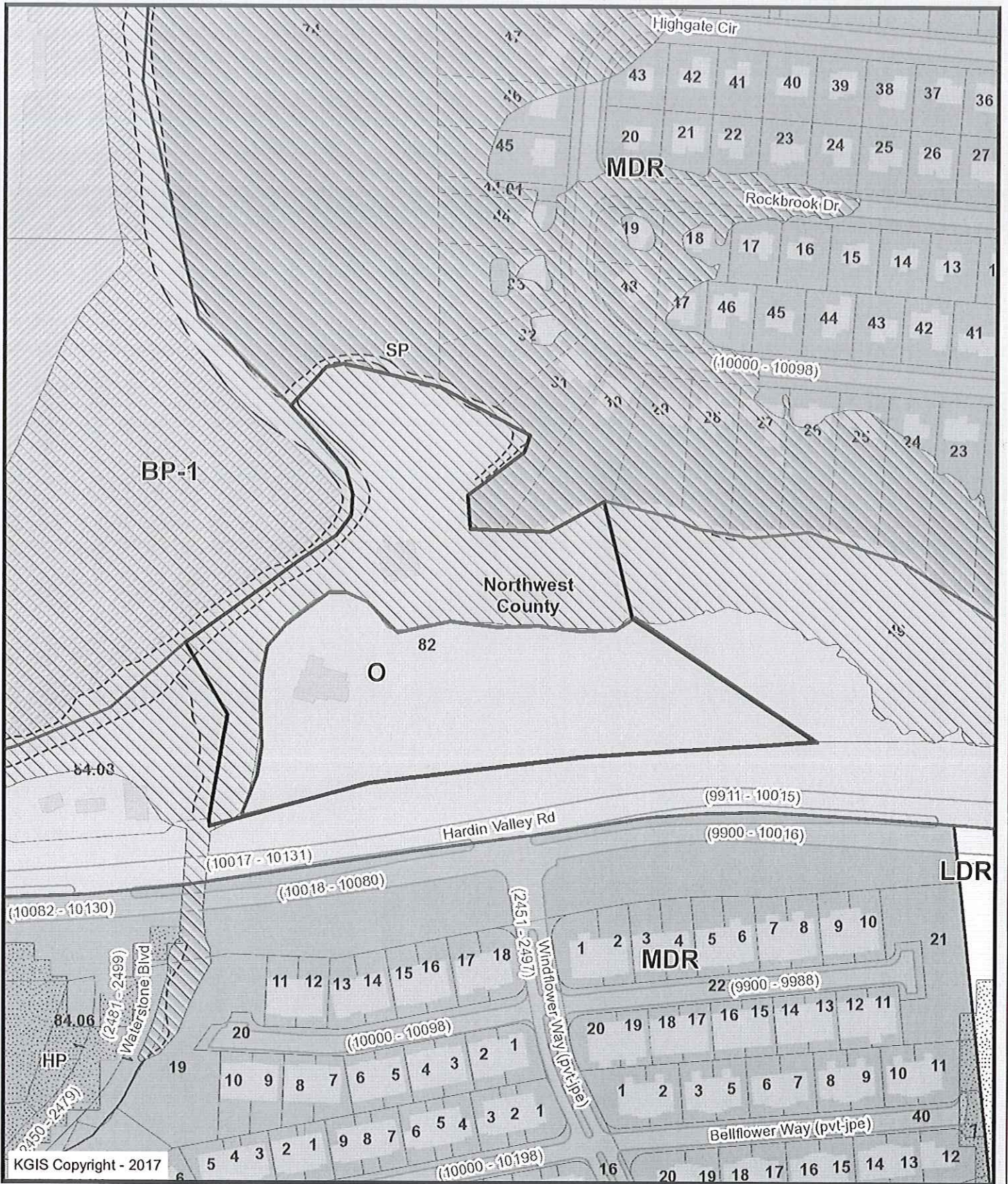
Name: Tom LIVEN
Company: ELDERS HARDWARE
Address: 9901 Hwy 58
City: WATKINSVILLE State: TN Zip: 37416
Telephone: 423-899-6306
E-mail: tqkenn@eldershardware.com

APPLICATION CORRESPONDENCE

Name: MARK A. BIALIK, PE
Company: GPS ENGINEERING
Address: 1313 KALMIT RD
City: KNOXVILLE State: TN Zip: 37909
Telephone: 865-566-0185
Fax: 888-485-7005
E-mail: mark@gps-eng.net

APPLICATION AUTHORIZATION

Name: MARK A. BIALIK
Company: GPS ENGINEERING
Address: 1313 KALMIT RD
City: KNOXVILLE State: TN Zip: 37909
Telephone: 865-566-0185
E-mail: mark@gps-eng.net

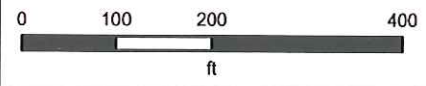


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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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REQUIRED SIGN POSTING AGREEMENT FORM

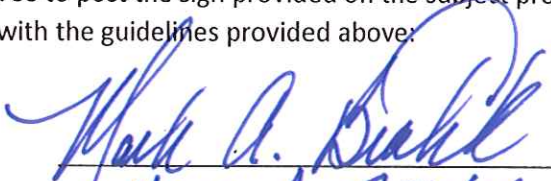
For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 7/26/17 consistent with the guidelines provided above.

Signature: 

Printed name: MAX A. BIALIK

MPC/BZA File #: ~~8-A-17-3P~~ 8-A-17-3P

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