

# CASE SUMMARY

APPLICATION TYPE: TTCDA

## REZONING



File Number: 8-A-24-TOR                      Related File Number:  
Application Filed: 6/28/2024              Date of Revision:  
Applicant: GRAHAM CORPORATION

### PROPERTY INFORMATION

General Location: Northwest side of Hardin Valley Rd, northwest of Valley Vista Rd  
Other Parcel Info.:  
Tax ID Number: 103 101                      Jurisdiction: County  
Size of Tract: 1.02 acres  
Accessibility: Access is via Hardin Valley Road, a minor arterial street with a 55-ft pavement width within a 75-ft right-of-way

### GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential  
Surrounding Land Use:  
Proposed Use: N/A                      Density:  
Planning Sector: Southwest County      Plan Designation: RA (Rural Agricultural)  
Growth Policy Plan:  
Neighborhood Context:

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10801 Hardin Valley Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology)TO  
Former Zoning:  
Requested Zoning: CA (General Business)  
Previous Requests:  
Extension of Zone:  
History of Zoning:

### PLAN INFORMATION (where applicable)

Current Plan Category: RA (Rural Agriculture)  
Requested Plan Category: CC (Corridor Commercial)

## WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCDA ACTION AND DISPOSITION

**Planner In Charge:** Michelle Portier

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** Approve the CA (General Business) zone because it is consistent with surrounding development and the intent of the zone. The TO (Technology Overlay) would be retained.

**Comments:** The applicant is requesting to rezone the subject property from BP (Business and Technology Park) to CA (General Business), which requires a plan amendment from the RA (Rural Agriculture) to CC (Corridor Commercial) place type. The TTCDA Administrative Rules and Procedures only provide the authority to approve a rezoning. The Rules and Procedures do not provide the authority for the board to approve a plan amendment. Therefore, this body will only vote on the rezoning.

### BACKGROUND:

1. This property and the surrounding land is called the Yarnell Family Farm and was recognized as a Century Farm two years ago. The Tennessee Century Farm Program is administered by the Center for Historic Preservation and honors farms owned by the same family for at least 100 years. County Commissioner Terry Hill assisted members of the Yarnell family, including Doris Yarnell Offord, who owned the subject property until passing earlier this year, in receiving the state recognition in 2022.
2. In response to community feedback, most if not all Century Farms were designated with the RA place type in the Comprehensive Plan to preserve and protect their agricultural status.
3. It is unfortunate that a Century Farm designation is being altered so soon after it was awarded to celebrate local agricultural heritage. However, the remaining farmland is large enough to meet the 10-acre minimum area threshold to maintain this special state designation.

PURSUANT TO ARTICLE V, SECTION 1 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A REZONING MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSED REZONING WITH THE TTCDA COMPREHENSIVE DEVELOPMENT PLAN (THE EQUIVALENT OF THE TTCDA DESIGN GUIDELINES) AND OTHER PLANS AFFECTING DEVELOPMENT WITHIN THE TECHNOLOGY OVERLAY:

#### 1. Growth Policy Plan:

The property is in the Planned Growth Area of the Growth Policy Plan, the purpose of which is to encourage a reasonably compact pattern of development, promote expansion of the economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage, and other public facilities and services. Rezoning of the subject property as requested would enable infill development of the parcel along Hardin Valley Rd, which is an established commercial corridor with adequate utilities, all of which meet the intent of the plan.

#### 2. Knox County Comprehensive Plan:

- a. The proposed rezoning is supported by Implementation Policy 9.3 to focus growth in areas already served by adequate infrastructure. Not only is this property in an environment with more recently developed infrastructure, it is also part of an active commercial corridor well-suited to foster future commercial expansion.
- b. The CA zone is directly related to the requested CC place type. Approval of the CC place type would be required for the rezoning to be consistent with the Comprehensive Plan. The Planning Commission is scheduled to hear the plan amendment request in tandem with the rezoning at its August 2, 2024 meeting.
- c. The requested zone allows uses consistent with the surrounding area. The Yarnell Family Farm is a rural outlier in a rapidly developing area of Hardin Valley. It is part of an active commercial corridor. Restaurants and retail businesses built within the past 16 years are located directly across Hardin Valley Road from the subject property. There is also a strip commercial center located on the same side of the road 450 ft to the southwest that was developed in 2018.
- d. Existing conditions with the built environment and ongoing development support consideration of the requested CC (Commercial Corridor) place type.

3. Zoning Ordinance:

- a. The CA (General Business) zone is intended for general retail business and services, which is consistent with the restaurants and retail businesses that surround it along Hardin Valley Road.
- B. The subject property is within the TO (Technology Overlay) zoning district, which would be retained with the rezoning. The TO zone requires approval by the Planning Commission in addition to the TTCDA. As stated previously, the Planning Commission will hear this request.

B. THE NEED AND JUSTIFICATION FOR THE PROPOSED REZONING

- 1. The subject property is part of the Yarnell Family Farm, which is one of the last remaining agricultural properties on this section of Hardin Valley Road. The corridor has seen rapid commercial development that is consistent with the requested rezoning from the A (Agricultural) zone to the CA (General Business) zone.

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

- 1. The existing BP (Business Park) zoning does not align with the agricultural status of the property, so rezoning the parcel to CA does not change that condition.
- 2. Commercial development on the subject property would be in keeping with development trends in the area and is not anticipated to have adverse impacts along this minor arterial street.
- 3. Future development would be reviewed by the TTCDA to ensure plans are consistent with the TTCDA Design Guidelines. This provides additional quality assurance regarding development potential on this site.

**Action:** Approved **Meeting Date:** 8/5/2024

**Details of Action:** Approve the CA (General Business) zone because it is consistent with surrounding development and the intent of the zone. The TO (Technology Overlay) would be retained.

**Summary of Action:**

**Date of Approval:** 8/5/2024 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**