

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**  
**COUNTY COMPREHENSIVE PLAN AMENDMENT**



**File Number:** 8-F-24-PA                      **Related File Number:** 8-L-24-RZ  
**Application Filed:** 6/24/2024              **Date of Revision:**  
**Applicant:** GRAHAM CORPORATION

## **PROPERTY INFORMATION**

**General Location:** Northwest side of Hardin Valley Rd, northwest of Valley Vista Rd terminus  
**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:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** Northwest County              **Plan Designation:** RA (Rural Agricultural)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area around the intersection of Valley Vista Road and Hardin Valley Road is primarily comprised of service-oriented commercial uses, with the exception of the farmland surrounding the subject property.

## **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 Park), TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business), TO (Technology Overlay)  
**Previous Requests:**  
**Extension of Zone:** No, this is not an extension of the plan designation or the zoning district.  
**History of Zoning:** None noted.

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:** RA (Rural Agricultural)

Requested Plan Category: CC (Corridor Commercial)

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the CC (Corridor Commercial) place type because it is consistent with changing conditions and policies of the Comprehensive Plan.

Staff Recomm. (Full):

Comments: PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The existing RA (Rural Agriculture) place type on the subject property is not the result of an error or omission in the Comprehensive Plan. 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.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):

1. 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.
2. Existing conditions with the built environment and ongoing development support consideration of the requested CC (Commercial Corridor) place type.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There have not been any significant changes to surrounding utilities and infrastructure since the Comprehensive Plan was adopted earlier this year. However, there are three near-term capital improvements to Hardin Valley Road included in the Plan, which are intended to increase capacity and improve pedestrian and intersection safety. The subject property is in an area of Hardin Valley Road that already has ample utility infrastructure capacity to accommodate future commercial development on this approximately 1-acre parcel.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:

1. Planning recently published the 2023 Development Activity Report. It points to the Hardin Valley area as the most rapidly growing and developing region of Knox County, which is a continuation of a trend that has existed for many years.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. The proposed plan amendment 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.

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

**Details of Action:**

**Summary of Action:** Approve the CC (Corridor Commercial) place type because it is consistent with changing conditions and policies of the Comprehensive Plan.

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

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

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 9/16/2024

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

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**