

# CASE SUMMARY

APPLICATION TYPE: REZONING



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

## PROPERTY INFORMATION

**General Location:** Hardin Valley Rd and Valley Vista Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 103 101                      **Jurisdiction:** County  
**Size of Tract:** 1.02 acres  
**Accessibility:**

## 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:**

## 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:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** Single family residential  
**Requested Plan Category:**

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

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

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.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The CA 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.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

- 1. 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. In addition, 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. The subject property is within the Technology Overlay zoning district, which will be retained with the rezoning. Future development will be reviewed by the Tennessee Technology Corridor Development Authority (TTCDA) to ensure plans are consistent with the TTCDA design guidelines. This provides additional quality assurance regarding development potential on this site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The rezoning is not in conflict with the Comprehensive Plan as amended to the CC (Commercial Corridor) place type.
- 2. The rezoning is consistent with Implementation Policy 9.3 of the Comprehensive Plan to base development considerations on current utility and transportation infrastructure availability or where infrastructure improvements are anticipated over the horizon of the Plan.
- 3. The property is in the Planned Growth Area of the Growth Policy Plan, and this rezoning request is not in conflict with any other adopted plans for the area.

Action:

Approved

Meeting Date: 8/8/2024

Details of Action:

**Summary 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) will be retained.

**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:**