

Applicant: GRAHAM CORPORATION
Request: REZONING
Meeting Date: 8/5/2024

Address: 10801 Hardin Valley Rd.
Map/Parcel Number: 103 101
Location: Northwest side of Hardin Valley Rd, northwest of Valley Vista Rd
Existing Zoning: BP (Business and Technology)TO
Proposed Zoning: CA (General Business)
Existing Land Use: Rural Residential
Proposed Land Use: N/A
Appx. 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
Surrounding Zoning and Land Uses:
 North: BP (Business Park), TO (Technology Overlay) - Rural residential
 South: PC (k) (Planned Commercial), TO (Technology Overlay) - Office, commercial
 East: BP (Business Park), TO (Technology Overlay) - Rural residential
 West: BP (Business Park), TO (Technology Overlay) - Rural residential

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.

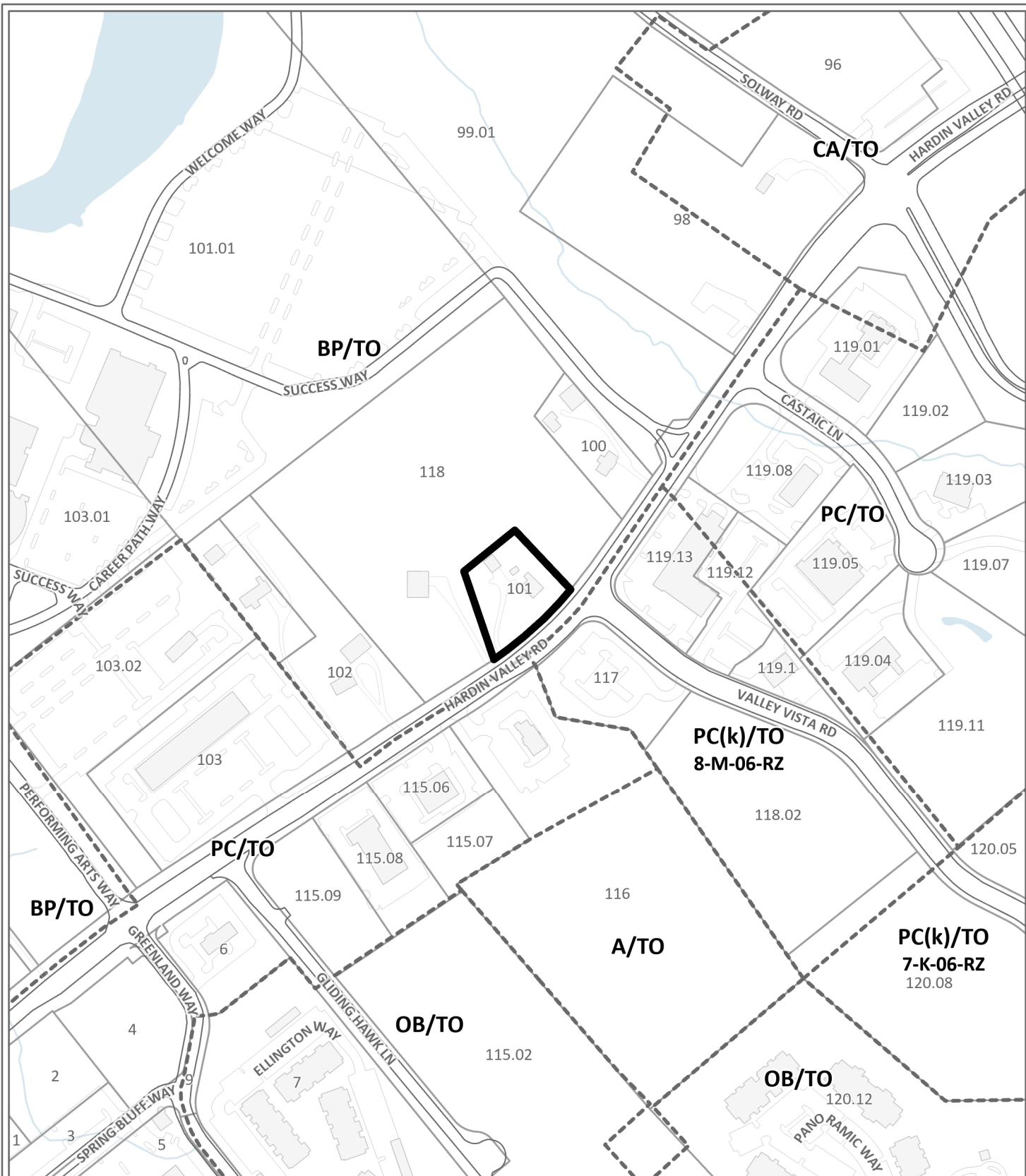
3. Future development would be reviewed by the TTCDA to ensure plans are consistent with the TTCDA Design Guidelines. This provides additional quality assurance regarding development potential on this site.

**Design Guideline
Conformity:** N/A

Waivers and Variances N/A
Requested:

Staff Recommendation:

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.



CERTIFICATE OF APPROPRIATENESS

8-A-24-TOR

Petitioner: Graham Corporation



Purpose of Request: Rezoning

Original Print Date: 7/9/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 103
Jurisdiction: County



- | | | |
|--|--|--|
| <input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input checked="" type="checkbox"/> REZONING | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION | <input type="checkbox"/> SIGNAGE | <input type="checkbox"/> BOARD REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input type="checkbox"/> ZONING VARIANCE | |

Graham Corporation

PUBLISHED APPLICANT NAME - no individuals on behalf of -

6-21-24

August 5, 2024

8-A-24-TOR

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- APPLICANT OWNER OPTION HOLDER SURVEYOR ENGINEER ARCHITECT/LANDSCAPE ARCHITECT ATTORNEY

Tim Graham

Graham Corporation

NAME

COMPANY

2300 Old Callahan Drive

Knoxville

TN

37912

ADDRESS

CITY

STATE

ZIP

(865) 693-7000

tg@grahamcorporation.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Estate of Doris Offord

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

10801 Hardin Valley Road

PROPERTY ADDRESS

103 101

N

1.01 acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

- CITY COUNTY

NW side of Hardin Valley Rd, north of Valley Vista Rd

6th

GENERAL LOCATION

DISTRICT

BP/TO

RA

ZONING

**SECTOR PLAN
LAND USE CLASSIFICATION**

N/A

RR

PLANNING SECTOR

EXISTING LAND USE

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
 EXPANSION OR RENOVATION
 GRADING PLAN

REZONING

- SIGNAGE
 ZONING VARIANCE

PLAN MATERIALS:

- DEVELOPMENT PLAN
 BUILDING ELEVATIONS
 FLOOR PLAN
 LANDSCAPE PLAN
 SIGNAGE PLAN
 OFF-STREET PARKING

OTHER:

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: BP/TO

TO: CA

SECTOR PLAN AMENDMENT FROM: RA

TO: CC

SIGNAGE

YARD SIGN

AREA: _____
HEIGHT: _____
FINISH: _____

BUILDING SIGN

AREA: _____
HEIGHT: _____
FINISH: _____

OTHER SIGN

AREA: _____
HEIGHT: _____
TYPE: _____

STAFF USE ONLY

- TTCDA Checklist
 Property Owners/Option Holders

CODE

FEE **1105**

CODE

FEE

TOTAL

\$175.00

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.


Tim Graham, Graham Corporation

Option Holder

6-21-24

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

(865) 693-7000

tg@grahamcorporation.com

PHONE NUMBER

EMAIL



Shelley Gray

06/24/2024, SG

STAFF SIGNATURE

PRINT NAME

DATE PAID