

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

Suite 403 • City County Building  
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Knoxville, Tennessee 37902  
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**File Number:** 1-C-02-RZ                      **Related File Number:** 1-D-02-SP  
**Application Filed:** 12/17/2001              **Date of Revision:**  
**Applicant:** BOYD BAKER  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Dutchtown Rd., west of N. Cedar Bluff Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 H F 24                      **Jurisdiction:** County  
**Size of Tract:** 1.12 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and business  
**Surrounding Land Use:**  
**Proposed Use:** Residence and business                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY CA (General Business) zoning based on the sector plan denial.

Staff Recomm. (Full):

CA zoning is out of character with surrounding A zoning and residential development.

Comments:

The CA zoning is needed for the applicant to keep his excavation equipment, including several dump trucks, on his property with his residence. However, establishment of CA zoning at this site would encourage other similar requests and lead to further deterioration of the residential development in the area. The bus storage business to the east of this site is permitted within the A zone as a use on review. The applicant can keep one commercial vehicle at his residence under the A zone.

MPC Action:

Denied

MPC Meeting Date: 1/10/2002

Details of MPC action:

Summary of MPC action:

DENY CA (General Business)

Date of MPC Approval:

Date of Denial: 1/10/2002

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?: 2/7/2002**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

County Commission

Date of Legislative Action:

3/25/2002

Date of Legislative Action, Second Reading: 5/28/2002

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Other

Disposition of Case, Second Reading:

Denied (Withdrawn)

If "Other": Referred to BZA (Refund appeal fee)

If "Other":

Amendments:

Amendments:

Referred to BZA (Refund appeal fee)

withdrawn

Date of Legislative Appeal:

Effective Date of Ordinance: