

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 1-D-02-SP **Related File Number:** 1-C-02-RZ
Application Filed: 12/17/2001 **Date of Revision:**
Applicant: BOYD BAKER
Owner:

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

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: Access is via Dutchtown Rd., a minor arterial street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and earth excavation business
Surrounding Land Use:
Proposed Use: Residence and earth excavation business **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is in an area of single family development that has occurred under A and RA zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: Commercial

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 Commercial Sector Plan designation for this site

Staff Recomm. (Full):

The property is surrounded by low density residential uses, within A and RA zones, which would be adversely impacted by commercial zoning and uses on this site.

Comments:

The sector plan restricts commercial uses in this area to N. Cedar Bluff Rd., a five lane arterial street to the southeast of this site, where commercial zoning and businesses are already in place.

MPC Action:

Denied

MPC Meeting Date: 1/10/2002

Details of MPC action:

Summary of MPC action:

DENY Commercial

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:

Withdrawn

Date of Legislative Appeal:

Effective Date of Ordinance: