

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-F-22-SP                      Related File Number:  
Application Filed: 8/22/2022                      Date of Revision:  
Applicant: BENJAMIN C. MULLINS

## PROPERTY INFORMATION

General Location: South side of Dutchtown Road, east side of Mabry Hood Road  
Other Parcel Info.:  
Tax ID Number: 118 164,177                      Jurisdiction: City  
Size of Tract: 15.97 acres  
Accessibility: Access is via Dutchtown Road, a three-lane minor arterial with a turning lane and sidewalks within a right-of-way of 88-ft. Access is also via Mabry Hood Road, a two-lane minor collector with a pavement width of 28-ft within a right-of-way width of 60-ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land, Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use:                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation: LDR (Low Density Residential), CI (Civic and Instit  
Growth Policy Plan: Urban Growth Area (Inside City Limits)  
Neighborhood Context: This area is primarily a mix of office adjacent to vacant and single family residential properties.

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

Street: 9956 DUTCHTOWN RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park), AG (General Agricultural)  
Former Zoning:  
Requested Zoning: RN-6 (Multi-Family Residential Neighborhood)  
Previous Requests:  
Extension of Zone: No  
History of Zoning: 12-C-97-RZ: BP-1, C-6, TO-1 to C-3 and TO-1 (Denied)

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), CI (Civic and Institutional)

Requested Plan Category: MDR/O (Medium Density Residential/ Office)

**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: Liz Albertson

Staff Recomm. (Abbr.): Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) because it provides a transitional land use for the adjacent single family residential areas.

Staff Recomm. (Full):

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Since the subject property was annexed into the City of Knoxville in the late 1990s it has remained largely undeveloped, except for a church building. However, the area immediately adjacent to the west is part of the Century Park Mixed Use Special District, which has developed primarily as an office park. A recent rezoning to commercial occurred within the office park area, which also must follow the TTCDA guidelines because of the proximity to the Technology Corridor along the Pellissippi Parkway.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. Improvements along Dutchtown Road and Mabry Hood Road were completed around 2007. These improvements included sidewalks along Dutchtown Road, but not along Mabry Hood Road. However, these were present when the last sector plan update occurred in the Northwest County Sector.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Though an error in the plan is not obvious, a possible designation of this area to MDR/O could have been considered to buffer the adjacent single family residential land uses from the more intensive mix of uses adjacent to the Pellissippi Parkway.  
2. The MDR/O designation also allows consideration of the requested RN-6 zone district which can accommodate high density residential, which is appropriate near the large employment centers of the Pellissippi Parkway corridor and I-40 and Sherrill Boulevard medical facilities.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONDISERATION OF THE ORIGINAL PLAN PROPOSAL:

1. A 2013 rezoning to the County's CA (General Business) occurred on an adjacent property to the east that had been used as bus storage yard since 2007. However, additional commercial rezonings have not occurred east of Mabry Hood Road in this area since and it has remained mostly single family residential in character.  
3. A rezoning to C-G-3 occurred in within the Century Park Mixed Use Special District within the Technology Corridor Overlay in 2021, however, this area is accessed by Century Park Boulevard and has frontage along Sherrill Boulevard. Any non-residential and multi-family development has to also follow the TTCDA guidelines within this area. These more intensive uses in the nearby C-G-3 zone, west of Mabry Hood Rd, could be buffered by the MDR/O land use designation, east of Mabry Hood Rd, to protect the adjacent single-family residential areas.

Action: Approved

Meeting Date: 11/10/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) because it provides a transitional land use for the adjacent single family residential areas.

Date of Approval: 11/10/2022

Date of Denial:

Postponements: 10/6/2022

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 12/13/2022

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 1/10/2023

**Other Ordinance Number References:** O-12-2023

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**