

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

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

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**File Number:** 11-A-09-SP                      **Related File Number:** 11-B-09-RZ  
**Application Filed:** 9/23/2009                      **Date of Revision:**  
**Applicant:** GREEN RIVER HOLDINGS, LLC

## PROPERTY INFORMATION

**General Location:** North side Dutchtown Rd., west side Bob Kirby Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 150 & 155                      **Jurisdiction:** County  
**Size of Tract:** 2 acres  
**Accessibility:** Access is via Dutchtown Rd., a minor arterial street with 3 lanes and 35' of pavement width within 75' of right of way, or Bob Kirby Rd., a minor collector street with 35' of pavement width within 75' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwellings  
**Surrounding Land Use:**  
**Proposed Use:** Neighborhood commercial                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with mostly residential uses under A, PR, RA and RB zoning, which includes a mobile home park to the southwest. The Webb School of Knoxville campus is located to the southeast of the site.

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

**Street:** 9801 Dutchtown Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CN (Neighborhood Commercial)  
**Previous Requests:** MPC denied C plan designation and CA zoning in 2008 (6-B-08-SP/6-E-08-RZ).  
**Extension of Zone:** No  
**History of Zoning:** MPC denied a sector plan amendment to C and rezoning to CA for this property on July 10, 2008.

## PLAN INFORMATION (where applicable)

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

**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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau  
 Staff Recomm. (Abbr.): ADOPT RESOLUTION #11-A-09-SP, amending the Northwest County Sector Plan to NC (Neighborhood Commercial) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Comments: SECTOR PLAN REQUIREMENTS:  
 CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:  
 NEW ROAD OR UTILITY IMPROVEMENTS:  
 Dutchtown Rd. was recently improved to three lanes in this section. This work was completed within the last year or so. Utilities are available in the area.  
 ERROR OR OMISSION IN CURRENT PLAN:  
 The current sector plan calls for low density residential use for the site. However, this site is located at the intersection of a collector and arterial street, which makes it a viable location for a small commercial node.  
 CHANGES IN GOVERNMENT POLICY:  
 This location at an intersection is appropriate for neighborhood commercial uses. The requested CN zone is intended to allow lower impact neighborhood serving commercial uses. Being located at the intersection, two points of access may be gained to the site from the arterial or collector street. This site is a typical situation for establishment of a commercial crossroads.  
 CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:  
 With the recent improvements to Dutchtown Rd., it is expected that there may be some pressure to rezone some properties to commercial. This location, because it is at the intersection of a collector and arterial street, is appropriate for the establishment of a small commercial node.

Action: Approved Meeting Date: 11/12/2009

Details of Action:

Summary of Action: Approve Resolution #11-A-09-SP amending the Northwest County Sector Plan to NC (Neighborhood Commercial) and recommend the Knox County Commission adopt by resolution the amendment.

Date of Approval: 11/12/2009 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: 1/25/2010 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:

