

# 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: 12-D-07-SP      Related File Number: 12-J-07-RZ  
Application Filed: 11/2/2007      Date of Revision:  
Applicant: DUTCHTOWN LAND PARTNERS, LLC

## PROPERTY INFORMATION

General Location: South side Dutchtown Rd., northwest side Floyd Ln., west of N. Cedar Bluff Rd.  
Other Parcel Info.:  
Tax ID Number: 119 007, 008 & 014      Jurisdiction: County  
Size of Tract: 10.2 acres  
Accessibility: Access is via Dutchtown Rd., a minor arterial street with 19' of pavement width within 70' of right of way, or Floyd Ln., a local right of way or varying widths.

## GENERAL LAND USE INFORMATION

Existing Land Use: Residences  
Surrounding Land Use:  
Proposed Use: Office and office warehouse      Density:  
Sector Plan: Northwest County      Sector Plan Designation: Low Density Residential  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context: The immediate area is developed with residential uses under A zoning. Christian Academy of Knoxville is located to the west, zoned RP-1. Some offices are located to the east, zoned CA, OA and OB.

## 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: CB (Business and Manufacturing)  
Previous Requests: None noted  
Extension of Zone: Not an extension of commercial plan designation, but it is an extension of CA zoning from the east  
History of Zoning: None noted for this site

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)  
Requested Plan Category: C (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.): APPROVE O (Office) sector plan designation. (Applicant requested Commercial.)

Staff Recomm. (Full): Commercial uses would not be appropriate at this location and could have a negative impact on surrounding properties. Office uses are appropriate as they are more compatible with surrounding residential uses.

Comments:

MPC Action: Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 12/13/2007

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: 1/28/2008

Date of Legislative Action, Second Reading: 5/27/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed 1/28/2008-4/28/2008

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: