

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: 6-B-14-SP **Related File Number:** 6-D-14-RZ
Application Filed: 4/28/2014 **Date of Revision:**
Applicant: RON WORLEY (WORLEY BUILDERS INC.)

PROPERTY INFORMATION

General Location: North side Dutchtown Rd., east side Bob Kirby Rd.
Other Parcel Info.:
Tax ID Number: 118 E L 005 **Jurisdiction:** County
Size of Tract: 0.6 acres
Accessibility: Access is via Dutchtown Rd., a minor arterial street with two lanes and center turn lane within 50-70' of right-of-way, or Bob Kirby Rd., a minor collector street with 20' of pavement width within 80' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Neighborhood commercial **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed primarily with low density residential uses under RA and PR zoning. Webb School is to the south, zoned A-1, and there are also some other larger residential tracts, zoned Agricultural. The CN zoned site to the west has yet to be developed with any commercial uses.

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: CN (Neighborhood Commercial)
Previous Requests: Rezoned from A to RA in 2013 (10-G-13-RZ).
Extension of Zone: Yes, extension of NC designation and CN zoning from the west
History of Zoning: Property was rezoned from A to RA in 2013 (10-G-13-RZ). Property to west was redesignated NC and rezoned to CN in 2009 (10-A-09-SP/10-B-09-RZ).

PLAN INFORMATION (where applicable)

Ordinance Number:

Disposition of Case: Postponed

If "Other": Postponed 7/28, 8/25, 9/22/2014

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: