CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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.)



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

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

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)

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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 #6-B-14-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): The proposal is an extension of the already established CN zoning pattern to the west. This

intersection is an appropriate location for a small neighborhood commercial node.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN

THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

Dutchtown Rd. was recently improved to three lanes in this section. Utilities are available in the area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for low density residential use for the site. However, this site is located at the intersection of collector and arterial streets, which makes it a viable location for a small commercial

node.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE

DEVELOPMENT IN CERTAIN AREAS:

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.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

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 collector and

arterial streets, is appropriate for the establishment of a small commercial node.

Action: Approved Meeting Date: 6/12/2014

Details of Action:

Summary of Action: ADOPT RESOLUTION #6-B-14-SP, amending the Northwest County Sector Plan to NC

(Neighborhood Commercial) and recommend the Knox County Commission also adopt the sector plan

amendment.

Date of Approval: 6/12/2014 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: 7/28/2014 Date of Legislative Action, Second Reading: 10/27/2014

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Ordinance Number: Other Ordinance Number References:

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

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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