

# CASE SUMMARY

## APPLICATION TYPE: REZONING

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-T-03-RZ                      **Related File Number:** 6-G-03-SP  
**Application Filed:** 5/23/2003              **Date of Revision:**  
**Applicant:** JOHN DIDDLE  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Dutchtown Rd., west of Floyd Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 J A 005                      **Jurisdiction:** County  
**Size of Tract:** 0.1 acre  
**Accessibility:** Access is via Dutchtown Rd., a minor arterial street with 20' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** To be used for access to existing OB zoned property                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is in an area of older single family housing zoned Agricultural, CA and OB zoning.

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

**Street:** 9222 Dutchtown Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but adjacent property was zoned OB in 1991. (9-U-91-RZ)

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE OB zoning based on the sector plan amendment approval.

Staff Recomm. (Full): OB zoning is consistent with adjoining OB and CA zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. This OB zoning extension will permit a direct driveway access for office uses on the larger developable OB site to the south.  
2. OB is a logical extension of zoning from the south and is compatible with the CA zoning to the west.  
3. OB zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern, and recent intersection improvements at Cedar Bluff Rd. in the area.

THE EFFECTS OF THE PROPOSAL  
1. Public water and sewer utilities are available to serve the site.  
2. There will be no impact on schools, and the impact to streets will be minimal.  
3. Other properties in this area have been rezoned to OB to be used for office purposes.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. The Northwest County Sector Plan proposes low density residential use for this site, although there is CA and OB zoned property adjoining the site and office zoning and uses to the northeast at the N. Cedar Bluff Rd. intersection with Dutchtown Rd.  
2. Staff anticipates receiving future requests for office zoning around the Dutchtown Rd./Cedar Bluff Rd intersection, as intersection improvements and increased traffic volumes support a transition from residential to office uses.

MPC Action: Approved MPC Meeting Date: 6/12/2003

Details of MPC action:

Summary of MPC action: APPROVE OB (Office, Medical, and Related Services)

Date of MPC Approval: 6/12/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 7/28/2003 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: