

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 7-B-02-SP      **Related File Number:** 7-C-02-RZ  
**Application Filed:** 6/12/2002      **Date of Revision:**  
**Applicant:** VERNON CRAWLEY  
**Owner:**

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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#### PROPERTY INFORMATION

**General Location:** North side Dutchtown Rd., west of Mabry Hood Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 170      **Jurisdiction:** County  
**Size of Tract:** 1.07 acres  
**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:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Single family housing      **Density:**  
**Sector Plan:** Northwest County      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is within the Technology corridor and is zoned BP/TO and BP-1/TO-1 Business Park. Property further to the north and east of the site has been zoned PR and developed with residential subdivisions.

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

**Street:** 10119 Dutchtown Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology) & TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical & Related Services) & TO (Technology Overlay)  
**Previous Requests:** Property was zoned BP in 1982 as part of a general rezoning.  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned BP and TO in 1983.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** Technology Park  
**Requested Plan Category:** O (Office)

**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 O (Office) sector plan designation

Staff Recomm. (Full): An O (Office) designation is compatible with surrounding commercial and technology park zoning and permits the continued residential use of the property, as well as future office use if desired. The sector plan proposes technology park uses for this site.

Comments: An Office designation of this site is less intensive, but compatible with the Technology Park designation of surrounding property. The applicant intends to place an additional residence on this property for a family member. The OB zone, which permits RB uses, is the most compatible zone with surrounding zoning that also permits the applicant's use. A Certificate of Appropriateness for rezoning from the Tennessee Technology Corridor Development Authority will be required before the rezoning of this property can be finalized.

MPC Action: Approved

MPC Meeting Date: 7/11/2002

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 7/11/2002

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: 8/26/2002

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: