

# 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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Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 8-D-04-RZ                      **Related File Number:**  
**Application Filed:** 7/13/2004              **Date of Revision:**  
**Applicant:** ROGER L. AND RHONDA L. GUINN  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East side Dogwood Rd., east of Sam Crawford Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 89 G A 4.02                      **Jurisdiction:** County  
**Size of Tract:** 1.32 acres  
**Accessibility:** Access is via Dogwood Rd., a local street with 17' of pavement within a 40 right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Agricultural uses                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within an area of rural residential development that has occurred along Dogwood Rd. within Agricultural zoning.

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

**Street:** 10714 Dogwood Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** A (Agricultural)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned RA in 1990's.

### 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 A (Agricultural) zoning

Staff Recomm. (Full): Agricultural zoning is consistent with the surrounding rural residential zoning and development pattern. The sector plan proposes rural residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Agricultural zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Agricultural is a logical extension of surrounding zoning.
3. The A zone, as proposed, will allow use of the property in a manner compatible with surrounding rural residential uses.

THE EFFECTS OF THE PROPOSAL
1. Public water is in place to serve the site.
2. This proposal will not impact the school system function in this area and have minimal impact on the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest County Sector Plan proposes rural residential uses for the site, consistent with A zoning.
2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved MPC Meeting Date: 8/12/2004

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural)

Date of MPC Approval: 8/12/2004 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: 9/27/2004 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: