

# 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:** 9-A-10-SP                      **Related File Number:** 9-D-10-RZ  
**Application Filed:** 7/26/2010              **Date of Revision:** 8/4/2010  
**Applicant:** RON SCOTT JR. OR BEN KIZER

## PROPERTY INFORMATION

**General Location:** Northwest side Guinn Rd., southwest of Oak Ridge Hwy.  
**Other Parcel Info.:** Only parcel 6.02 for sector plan amendment, all portions zoned A for rezoning  
**Tax ID Number:** 89 B A 6.01,6.02,6.03    **OTHER:** PORTIONS ZONED A              **Jurisdiction:** County  
**Size of Tract:** 2.35 acres  
**Accessibility:** Parcel 6.02 is accessed from Guinn Rd. only, a minor collector street with 19' of pavement width within 40' of right-of-way. The other two parcels can be accessed from Guinn Rd., or from Oak Ridge Hwy., a major arterial street with 4 lanes and a center median within 115-170' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and office  
**Surrounding Land Use:**  
**Proposed Use:** Commercial                                              **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area to the northeast of the site along Oak Ridge Hwy. is developed with commercial uses under CA and PC zoning. To the southwest are residences and agricultural uses under A, OA and RA zoning.

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

**Street:** 4905 Guinn Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of C designation and CA zoning from the northeast  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: C (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.): DENY C (Commercial) sector plan designation.

Staff Recomm. (Full): The commercial designation should not be extended further down Guinn Rd. The site is located directly across from an established residence, and extending the commercial designation to this site would be an intrusion into the neighborhood, increasing the chances for future requests to extend the commercial designation further down Guinn Rd. Only parcel 6.02 is requested for the plan amendment, as the portions of parcels 6.01 and 6.03 are already designated commercial. Parcel 6.02 does not have direct access to Oak Ridge Hwy., which makes it less appropriate for commercial development.

Comments: SECTOR PLAN REQUIREMENTS:  
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:  
NEW ROAD OR UTILITY IMPROVEMENTS:  
No road or utility improvements have been made recently in the area.  
ERROR OR OMISSION IN CURRENT PLAN:  
The plan appropriately calls for LDR development for parcel 6.02. The site is situated across from a residential use and zone and does not have access to Oak Ridge Hwy., so staff recommends that the current sector plan designation be maintained for this parcel.  
CHANGES IN GOVERNMENT POLICY:  
No changes have occurred that warrant this sector plan change. Parcel 6 to the southwest was rezoned to OA in 1993 (6-E-93-RZ). This rezoning occurred prior to sector plan amendments being required, and therefore, is not recognized on the Northwest County Sector Plan.  
CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:  
There are no changes in the area to justify amendment of the sector plan for this site. There is a considerable amount of unused land to the north and east of the site that is already designated for commercial uses.

Action: Denied Meeting Date: 9/9/2010

Details of Action:

Summary of Action: DENY C (Commercial) sector plan designation.

Date of Approval: Date of Denial: 9/9/2010 Postponements:

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

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**