

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 1-B-07-PA                      **Related File Number:** 1-D-07-RZ  
**Application Filed:** 11/28/2006                      **Date of Revision:**  
**Applicant:** MICHAEL SMITH

## PROPERTY INFORMATION

**General Location:** Northwest side Dutch Valley Dr., southwest of Plummer Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 J B 046                      **Jurisdiction:** City  
**Size of Tract:** 37723 square feet  
**Accessibility:** Access is via Dutch Valley Rd., a minor arterial street with 21' of pavement width within 50' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office and warehouse                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located on the north side of Dutch Valley Dr., which has been developed primarily with residential uses and a few churches under R-1 and RP-1 zoning. The south side of the street, adjacent to I-640, is developed with mixed uses, under various zones.

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

**Street:** 1121 Dutch Valley Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted for this site

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

Requested Plan Category: O (Office)

**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.): APPROVE O (Office) One Year Plan designation.

Staff Recomm. (Full): This request was referred back to MPC by City Council to revise the approval to meet the conditions that are being development in the North City Sector Plan so that they will fit with the future development of this area. Low intensity office uses are appropriate for this property. This area has been recommended in the updated draft sector plan as a residential-office mixed use designation (including slope protection, low density residential, medium density residential, and "residential office" uses). Landscaping (and landscape buffers) and certain design features that provide a residential-like appearance to all new or renovated structures in this area are supported by North City Sector residents who have participated in review of the draft sector plan proposals. Several zoning conditions, which were requested by City Council, are provided as part of the rezoning to address the neighborhood's design concerns.

Comments:

MPC Action: Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action: O (Office)

Date of MPC Approval: 5/10/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/5/2007

Date of Legislative Action, Second Reading: 6/19/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved as Modified

If "Other": Postponed 2/13, 2/27, 4/10

If "Other":

Amendments:

Amendments:

Council referred back to MPC on 4/10/07

17-day waiting period deleted

Date of Legislative Appeal:

Effective Date of Ordinance: