

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: 10-E-02-RZ **Related File Number:**
Application Filed: 9/11/2002 **Date of Revision:**
Applicant: JAMES A. TRUAN
Owner:

PROPERTY INFORMATION

General Location: South side Dutch Valley Dr., east of Lavaun St.
Other Parcel Info.:
Tax ID Number: 69 J C 10 & 16 **Jurisdiction:** City
Size of Tract: 1.5 acres
Accessibility: Access is via Dutch Valley Dr., a minor arterial street with 50' of right-of-way and 20' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial sales and laminating services **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This vacant site is within an area of mixed development that includes single family housing, office/warehouses, apartments and a church within R-1, A-1, O-1 and I-3 zones.

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

Street: 720 Dutch Valley Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Adjoining property to the west was rezoned to C-3 in July, 2002.

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: Bonnie Curtiss

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning

Staff Recomm. (Full): C-3 zoning allows development compatible with the surrounding land uses and is consistent with the One Year Plan designation for the site.

Comments:

A. Need and Justification for Proposal

- 1. A change in land use is expected for this area, with a mixture of commercial and office uses displacing older residential development under the current A-1 zoning district.
- 2. The subject properties have remained undeveloped under the A-1 zone for several years. Given the location, it is highly unlikely that the site would ever be developed residentially.

B. Effects of Proposal

- 1. This proposal provides for a use which is compatible with other non-residential land uses in the neighborhood.
- 2. Public water, sewer and an arterial street with sufficient pavement are in place to adequately serve a commercial property.

C. Conformity with the General Plan and One Year Plan

- 1. The One Year Plan designates the site for Mixed Use, limited to O-1, O-3 or C-3 zoning.
- 2. Although the North City Sector Plan proposes Office uses for the site, the recent trend in rezoning requests in the Mixed Use area have been for C-3 (General Commercial) zoning.
- 3. The proposed zone boundary change would be appropriate given the range of mixed uses in the area. The change would have minimal impact on the existing residential uses to the north due to the proximity of the neighborhood to I-640 and industrial development located to the east.
- 4. Rezoning the site to C-3 would be good transition from the higher intensity uses allowed under the I-3-zoned properties to the east, and would also allow for a concentration of conveniently located general commercial development.

MPC Action: Approved

MPC Meeting Date: 10/10/2002

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial)

Date of MPC Approval: 10/10/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 11/12/2002

Date of Legislative Action, Second Reading: 11/26/2002

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: