

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-E-06-PA **Related File Number:** 10-H-06-RZ
Application Filed: 8/31/2006 **Date of Revision:**
Applicant: JIM MCMICHAEL
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: Northwest side Dutch Valley Dr., southwest side Coster Rd.
Other Parcel Info.:
Tax ID Number: 69 P D 015, 016 **Jurisdiction:** City
Size of Tract: 1.6 acres
Accessibility: Access is via Dutch Valley a minor arterial street with 32' of pavement located within the I-640 right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Sign business
Surrounding Land Use:
Proposed Use: Sign business **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a commercial/business strip that extends along the north side of Dutch Valley Dr., from the rail road to the Bruhin Rd. intersection within C-1 and C-4 zones.

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

Street: 411 Dutch Valley Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial) and R-2 (General Residential)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been designated for GC use in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and NC (Neighborhood Commercial)
Requested Plan Category: GC (General Commercial)

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 GC (General Commercial) designation

Staff Recomm. (Full):

GC designation and C-4 zoning will bring this existing business into conformity with the zoning of the property and add the adjoining lot to the north of the business which is also owned by the applicant. The One Year Plan and sector plan propose NC and LDR for the property.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-4 zoning of this site for the existing sign painting business would be compatible with established commercial uses in the area.
3. The C-4 zone has greater setback and landscaping requirements adjacent to residential zones than the existing C-1 zone.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Central Avenue Pike and Dutch Valley Dr. are both arterial streets, capable of handling the traffic associated with this business, as well as any additional traffic that will be generated by new development that might occur within other C-3 or C-4 zones along this block of Dutch Valley Dr.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment, C-4 zoning is consistent with the City of Knoxville One Year Plan.
2. The North City Sector Plan proposes low density residential uses for this commercial site and the remainder of the block already zoned C-1, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request could lead to future C-3 or C-4 commercial rezoning requests for the C-1 zoned property in the area.

MPC Action:

Approved

MPC Meeting Date: 10/12/2006

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

10/12/2006

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:

11/7/2006

Date of Legislative Action, Second Reading: 12/5/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other": Postponed 11/21/06

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: