

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 10-F-01-PA                      **Related File Number:** 10-L-01-RZ  
**Application Filed:** 9/11/2001                      **Date of Revision:**  
**Applicant:** EAST TENNESSEE CONTINUOUS GUTTERING & KIM WELCH  
**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

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### PROPERTY INFORMATION

**General Location:** North side Dutch Valley Dr., northwest of The Hague  
**Other Parcel Info.:**  
**Tax ID Number:** 69 F B 24                      **Jurisdiction:** City  
**Size of Tract:** 0.78 acres  
**Accessibility:** Access is via Dutch Valley Dr., a minor arterial street with 24' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence/Office  
**Surrounding Land Use:**  
**Proposed Use:** Business                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of an older residential neighborhood that is being redeveloped with office and multi-family units within O-1 and RP-1 zones.

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

**Street:** 1601 Dutch Valley Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned O-1 in 1986. (10-P-86-RZ)

### PLAN INFORMATION (where applicable)

**Current Plan Category:** MU (Mixed Use) (Office / Medium Density Residential)  
**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.):

DENY the One Year Plan amendment to GC (General Commercial).

Staff Recomm. (Full):

The north side of Dutch Valley Dr. should be limited to office and medium density residential uses that are compatible with adjacent proposed and established single family uses. The sector plan proposes low density residential uses and slope protection for this site.

Comments:

The commercial and light industrial uses should be limited to the south side of Dutch Valley Dr. and north of I-640 where the Dutch Valley right-of-way can provide a buffer for the residences. The property's O-1 zoning will allow reasonable use of the subject property.

This request was postponed from the previous meeting to give the applicant time to consider revising these requests. To date, no revised requests have been received.

MPC Action:

Postponed

MPC Meeting Date: 2/14/2002

Details of MPC action:

APPROVE GC for the back portion of parcel 69 FB 24.

Summary of MPC action:

Approve GC (General Commercial) for the rear portion of the parcel (approximately 15,300 sq. ft. as shown on map marked Exhibit A)

Date of MPC Approval:

2/14/2002

Date of Denial:

Postponements: 10/11/01 - 1/10/02

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

City Council

Date of Legislative Action:

3/19/2002

Date of Legislative Action, Second Reading: 4/2/2002

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: