

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 12-J-07-RZ **Related File Number:** 12-D-07-SP
Application Filed: 11/2/2007 **Date of Revision:**
Applicant: DUTCHTOWN LAND PARTNERS, LLC

PROPERTY INFORMATION

General Location: South side Dutchtown Rd., northwest side Floyd Ln., west of N. Cedar Bluff Rd.
Other Parcel Info.:
Tax ID Number: 119 007, 008 & 014 **Jurisdiction:** County
Size of Tract: 10.2 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Office and office warehouse **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 OB (Office, Medical & Related Services) zoning. (Applicant requested CB.)

Staff Recomm. (Full):

OB zoning allows reasonable use of the property, while not allowing the wide range of potentially negative impact uses that would be permitted under the requested CB zoning.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. CB allows a wide range of uses, many of which would not be compatible with surrounding land uses. However, the less intense OB zoning is appropriate on this site located along a minor arterial street and adjacent to a major academic institution. CB uses should be located where there are established heavy commercial uses. This area does not fit that description.
- 2. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 3. OB zoning allows reasonable use of the property without having a potentially detrimental impact on adjacent properties.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in the area to serve the site.
- 2. This proposal will have no impact on schools. The impact on the street system will depend on the type of use proposed, but the number of trips generated by office uses is generally less than commercial uses. Dutchtown Rd. is a minor arterial street that is being improved and that should be able to handle the additional traffic generated by this development.
- 3. The recommendation is compatible with the surrounding development and zoning, and the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended amendment to office, OB zoning is consistent with the Northwest County Sector Plan.
- 2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of these requests may generate future requests for office or commercial designations or zoning, but the current sector plan does not propose additional office or commercial uses further to the west along Dutchtown Rd.

MPC Action:

Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action:

APPROVE OB (Office, Medical & Related Services)

Date of MPC Approval:

12/13/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

1/28/2008

Date of Legislative Action, Second Reading: 5/27/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed 1/28/2008-4/28/2008

Disposition of Case, Second Reading:

Approved as Modified

If "Other": Postponed 1/28/2008-4/28/2008

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Approved OB (K) subejct to condition that a drainage easement needs to be shown on plat when comes in based on submitted rawing

Effective Date of Ordinance: