

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: 3-A-09-RZ **Related File Number:**
Application Filed: 1/9/2009 **Date of Revision:**
Applicant: DOUG SHOFFNER

PROPERTY INFORMATION

General Location: Northwest side Dutch Valley Dr., southwest of Plummer Rd.
Other Parcel Info.:
Tax ID Number: 69 J B 043 **Jurisdiction:** City
Size of Tract: 0.7 acres
Accessibility: Access is via Dutch Valley Dr., a two lane minor arterial street with 22' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant residence
Surrounding Land Use:
Proposed Use: Office **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 area developed under R-1 zoning that has been undergoing non-residential redevelopment within RP-1, O-1, O-3, C-6, and I-3 zoning.

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

Street: 1301 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

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:

Ken Pruitt

Staff Recomm. (Abbr.):

Recommend that City Council APPROVE O-3 (Office Park) zoning

Staff Recomm. (Full):

O-3 zoning of this site is compatible with surrounding uses that include residences, businesses and office uses. The One Year plan proposes a Mixed Use-Special District (MU-SD) for this site and a new zoning district of R-4 which has not yet been adopted. The O-3 zone is one of the zones recommended for the former MU One Year Plan designation and is a suitable substitute zone for this MU area.

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

- 1. Office uses are compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. This site is proposed for restricted mixed use zoning consistent with the O-3 zoning permitted uses.
- 3. O-3 zoning provides the applicant the opportunity to develop the subject site for restricted office uses in a manner compatible with adjacent and nearby uses that include residences, businesses and a church.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. The O-3 zone, as described in the zoning ordinance, is intended to provide for professional and business offices surrounded by landscaped yards and open area.
- 2. O-3 is a suitable zone to accommodate the proposed development.

THE EFFECTS OF THE PROPOSAL:

- 1. Public water and sewer utilities are available to serve this site.
- 2. The proposal will have no impact on schools. The impact on the street system will be minimal.
- 3. O-3 zoning will have a minimal impact on adjacent properties, which are zoned for similar or higher intensity uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

- 1. The City of Knoxville One Year Plan proposes mixed uses, limited to residential and office uses. O-3 zoning is an acceptable zone under the One Year Plan designation.
- 2. The North City Sector Plan proposes Mixed Use-Special District (MU-SD) for the site and a zoning district which has not yet been adopted..
- 3. Approval of this rezoning could lead to future O-3 requests, if the need arises in the area.

MPC Action:

Approved as Modified

MPC Meeting Date: 3/12/2009

Details of MPC action:

Summary of MPC action:

O-3 (Office Park)

Date of MPC Approval:

3/12/2009

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:

4/7/2009

Date of Legislative Action, Second Reading: 4/21/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: