

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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: 4-A-11-PA **Related File Number:** 4-A-11-RZ
Application Filed: 2/9/2011 **Date of Revision:**
Applicant: DFS PROPERTIES, LP

PROPERTY INFORMATION

General Location: Northwest side Dutch Valley Dr., northeast of Coster Rd.
Other Parcel Info.:
Tax ID Number: 69 P E 023 **Jurisdiction:** City
Size of Tract: 0.85 acres
Accessibility: Access is via Dutch Valley Dr., a minor arterial street with 35-40' of pavement width within 100 feet or more of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Seal pro coating **Density:**
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The area around the intersection of Bruhin Rd. and Dutch Valley Dr. is developed with commercial uses under C-1, C-3, C-4 and C-6 zoning. Residential uses are to the north, zoned R-2.

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

Street: 425 Dutch Valley Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)
Requested Plan Category: GC (General Commercial)

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.): RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full): General commercial use of this site would be compatible with the surrounding land uses and zoning pattern.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place to serve this site.
B. ERROR OR OMISSION IN CURRENT PLAN - The plan currently proposes neighborhood commercial uses at this location, consistent with the C-1 zoning and current use of the site. The applicant intends to redevelop the site with some light industrial/commercial use under C-6 zoning. The proposed amendment is consistent with nearby areas designated GC. The North City Sector Plan, as amended by the Inskip Small Area Plan (approved by MPC on March 10, 2011), proposes GC for this area.
C. CHANGES IN GOVERNMENT POLICY - The One Year Plan should be amended to reflect the future use of the area as general commercial, and to be consistent with the sector plan. This site, which is directly adjacent to I-640 and has sole access to Dutch Valley Dr., a minor arterial street, is appropriate for general commercial use.
D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - The subject area has been occupied by commercial uses for some time and is adjacent to I-640 and near the intersection of two minor arterial streets. The proposed use is not permitted under C-1 zoning. C-6 is required to accommodate the use.

Action: Approved

Meeting Date: 4/14/2011

Details of Action:

Summary of Action: GC (General Commercial)

Date of Approval: 4/14/2011

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: 5/17/2011

Date of Legislative Action, Second Reading: 5/31/2011

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: