

CASE SUMMARY
APPLICATION TYPE: REZONING
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

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
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File Number: 4-A-11-RZ **Related File Number:** 4-A-11-PA
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:

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:

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:
History of Zoning:

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 C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 zoning is appropriate within the general commercial land use designations, as recommended. C-6 zoning will allow commercial uses on the site, in addition to some light industrial uses. C-6 uses will be compatible with the surrounding land uses and zoning pattern. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits.

Comments:

REZONING REQUIREMENTS:

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

1. C-6 zoning is appropriate within the general commercial land use designation, as recommended.
2. C-6 uses will be compatible with the surrounding land uses and zoning pattern.
3. C-6 zoning is appropriate for this site, which is adjacent to I-640 and near the intersection of two minor arterial streets.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas, 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County, 5) To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system.
2. Based on the above description, C-6 is an appropriate zone for this site. C-6 zoning will allow commercial uses on the site, in addition to some light industrial uses. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. C-6 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. The impact on the street system will depend on the type of development proposed.
4. C-6 zoning requires administrative plan review and approval by MPC staff prior to issuance of new building permits for building expansion or major site improvements.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to GC, the recommended C-6 zoning is consistent with the City of Knoxville One Year Plan.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. A North City Sector Plan amendment accompanies these One Year Plan amendment and rezoning requests (4-A-11-SP). That request is to amend the sector plan from neighborhood commercial to general commercial. This amendment is recommended to be withdrawn, because with MPC's approval of the Inskip Small Area Plan at the March 10, 2011 meetings, MPC has already recommended a change of the sector plan to GC for this site. The Inskip Small Area Plan is scheduled to be heard by Knoxville City Council on April 5 and April 19, 2011.

Action: Approved **Meeting Date:** 4/14/2011
Details of Action:
Summary of Action: C-6 (General Commercial Park)
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:**