

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR 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-SP **Related File Number:**
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:
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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.):** WITHDRAW the sector plan amendment request.**Staff Recomm. (Full):** The sector plan amendment is no longer needed with MPC's approval of the Inskip Small Area Plan at the March 10, 2011 meeting.**Comments:** The MPC approved draft of the Inskip Small Area Plan included an amendment to the proposed land use map that changed this area from LDR (Low Density Residential) to GC (General Commercial), which is what the applicant had requested. The sector plan amendment is no longer necessary. A copy of the map, showing the amendments to the North City Sector Plan resulting from the approval of the Inskip Small Area Plan, is attached. By the time MPC considers this staff recommendation and report, City Council will have considered the Inskip Small Area Plan on April 5, 2011, on first reading. Council approved the plan with no changes at that meeting.**Action:** Denied (Withdrawn)**Meeting Date:** 4/14/2011**Details of Action:****Summary of Action:** WITHDRAW the sector plan amendment request.**Date of Approval:****Date of Denial:****Postponements:****Date of Withdrawal:** 4/14/2011**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:****Disposition of Case, Second Reading:****If "Other":****If "Other":****Amendments:****Amendments:****Date of Legislative Appeal:****Effective Date of Ordinance:**