

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-C-02-PA **Related File Number:** 4-I-02-RZ
Application Filed: 3/11/2002 **Date of Revision:** 4/24/2002
Applicant: SMITHWOOD PLACE, L.P.
Owner:

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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PROPERTY INFORMATION

General Location: North side of Dutch Valley Dr., east of Holland Rd.
Other Parcel Info.:
Tax ID Number: 69 F B 5 OTHER: MAP ON FILE. **Jurisdiction:** City
Size of Tract: 5.2 acres
Accessibility: Access is via Dutch Valley Dr., a minor arterial street with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office/warehouse business park **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This sloping, vacant site is within a mixed use area of single family and multi family housing, offices, and retail and wholesale businesses, occurring within R-2, O-1, C-3, I-2 and I-3 zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: O-3 (Office Park)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: 10-B-00-PA/ 10-C-00-RZ : I-denied, O-approved
Extension of Zone: No
History of Zoning: Property was approved for Office designation and O-3 zoning in 2000. (10-B-00-PA/10-C-00-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
Requested Plan Category: GC (General Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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.): DENY GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full): Office and medium density residential uses continue to be the appropriate uses for this site given the amount of slope on the site and the proximity of established residential development. The sector plan proposes slope protection and medium density residential use for the site.

Comments: The property is presently designated for Office, zoned O-3 and partially cleared in preparation for development. The present O-3 zoning of the site is the most intensive that should be considered, given the site's topographic constraints and its location relative to adjacent residential zoning and established uses. The site has been zoned O-3 for less than two years, which is a relatively short time to permit its sale for non-residential uses.

The applicant has revised this application to request general commercial on all of parcel 5 and exclude consideration of parcel 6, located to the west. The previous request had proposed general commercial on portions of parcels 5 and 6, which the staff had recommended for denial. This revised request for general commercial development is still inappropriate for a site with steep slopes, located near established residential development.

MPC Action: Approved as Modified

MPC Meeting Date: 5/9/2002

Details of MPC action:

Summary of MPC action: APPROVE GC (General Commercial)

Date of MPC Approval: 5/9/2002

Date of Denial:

Postponements: 4/11/02

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 6/11/2002

Date of Legislative Action, Second Reading: 6/25/2002

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: