CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-C-06-PA Related File Number:

Application Filed: 2/13/2006 Date of Revision:

Applicant: CHESTER T. COCHRAN, JR.

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Northwest side Dutch Valley Dr., northeast side Bruhin Rd.

Other Parcel Info.:

Tax ID Number: 69 J A PART OF 011, 015 OTHER: PART SHOWN AS O (Jurisdiction: City

Size of Tract: 3 acres

Accessibility: Access is via Dutch Valley Dr., a minor arterial street with 20' of pavement width within 50' of right of

way, or Bruhin Rd., a minor arterial street with 25' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and office

Surrounding Land Use:

Proposed Use: Office/warehouse Density:

Sector Plan: North City Sector Plan Designation: Medium Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The parcels around the intersection of Dutch Valley Dr. and Bruhin Rd. are developed with commercial

uses under C-1, C-3 and C-4 zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services), C-1 (Neighborhood Commercial) & R-1 (Single Family

Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone: Yes, extension of GC designation from the south and west.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and O (Office)

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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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full): GC is an extension of the plan designation from the south and west and is a logical extension of the

commercial node to the west.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Commercial uses are compatible with the scale and intensity of the surrounding land uses and zoning pattern.

2. GC is an extension of the commercial designation and uses from the south and west.

3. Commercial use is an expansion of the commercial node at Bruhin Rd. and Dutch Valley Dr.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.

2. The proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed.

3. The recommended GC designation is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

4. Approval of the GC plan designation will allow the applicant to request commercial zoning for this site in the future, consistent with the One Year Plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes medium density residential uses for this site. Medium density residential uses are located to the east of this site. Commercial for the subject property is an extension of the commercial node from the south and west.

2. With the recommended amendment to GC (General Commercial), C-3 zoning would be consistent with the City of Knoxville One Year Plan.

3. This request may lead to future plan amendment and rezoning requests for commercial in the area. However, the sector plan does not support further extension of commercial uses to the north and east of this site.

tilis site.

MPC Action: Approved MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action: Approval of GC (General Commercial) One Year Plan designation

Date of MPC Approval: 4/13/2006 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: 5/9/2006 Date of Legislative Action, Second Reading: 5/23/2006

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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