

CASE SUMMARY

APPLICATION TYPE: REZONING

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-K-05-RZ **Related File Number:**
Application Filed: 3/14/2005 **Date of Revision:**
Applicant: DIANNE TURNER
Owner:

PROPERTY INFORMATION

General Location: Southeast side Dutch Valley Dr., northeast of Bruhin Rd.
Other Parcel Info.:
Tax ID Number: 69 J C 008 **Jurisdiction:** City
Size of Tract: 1.07 acres
Accessibility: Access is via Dutch Valley Dr., a minor arterial street with 22' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Commercial business or office **Density:**
Sector Plan: North City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in an older residential area that has seen recent redevelopment for business uses under C-3 and O-1 zoning.

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

Street: 616 Dutch Valley Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted for this site, but other property in the area has recently been rezoned C-3 for commercial development.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.):

APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full):

C-3 zoning is consistent with other recent commercial rezonings and development in this area. The sector plan proposes office use for the site, while the One Year Plan proposes Mixed Use (O-1/O-3/C-3).

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-3 zoning is compatible with the scale and intensity of recent commercial zoning and development that has occurred in the area.
2. C-3 is a logical expansion of zoning from the east and west.
3. The properties backing up to I-640 right-of-way in this area will provide for commercial expansion along the south side of Dutch Valley Dr., east of Bruhin Rd..

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The impact to adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes Office use for the site.
2. The site is located within the Urban Growth Area (Inside city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for commercial or office zones in this area in the future, consistent with the One Year Plan designation.

MPC Action:

Approved

MPC Meeting Date: 4/14/2005

Details of MPC action:

Summary of MPC action:

APPROVE C-3 (General Commercial)

Date of MPC Approval:

4/14/2005

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:

5/10/2005

Date of Legislative Action, Second Reading: 5/24/2005

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: